

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: September 17, 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: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Members arriving after beginning of the meeting:

Members absent: Jonathan Tate, Tracie Ashe

I. AGENDA

1. Minutes of the August 20, 2024 meeting

Motion: Approve the minutes.

By: Daniel Zangara

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

2. 1137 Saint Charles Ave

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

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

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

3. 1622 Toledano St

Application: Final detail review of previously approved new construction of a 10,300 SF three-story, multi-family residential building including demolition of an existing Contributing rated one-story, single-family residential building to grade.

Motion: The ARC agreed that all previous ARC recommendations have been addressed and the revisions made since the previous review have improved the overall proposal. The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

4. 1469 Magazine St

Application: Front facade restoration of front gallery at a Contributing Rated, two-story, multi-family building.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level for the main building side renovation. The ARC voted to defer the accessory building renovation in order for the applicant to do exploratory demolition for historic opening framing.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

5. 830 Desire St

Application: Final detail review of previously approved renovation and exterior changes including new contemporary fencing at an existing Contributing rated one-story, single-family residential building.

Motion: The ARC agreed that:

- A simple metal cap should be installed at the top of the Hardie panels at the front elevation, and installed behind the metal screen, to provide additional rain protection to the building wall.
- A jamb extension or similar should be installed or formed around the sliding door opening to act as coping between the metal screen and the opening frame.
- Elevations should be provided for the final staff review indicating the specific locations of Hardie panel butt joints at the front and right sides of the addition.

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

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

6. 7457 Saint Charles Ave

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

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

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

7. 3206 Saint Charles Ave

Application: Installation of new decorative metal handrail at first floor front porch of a Contributing rated, two-story, multi-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 the portion of the handrail used to extend the height to meet building code, should be changed to an L-shaped horizontal rail that is connected to the interior side of the decorative railing. There should also be fewer vertical connections and the handrail at the stair should be more decorative in nature ending with a lamb's tongue.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

8. 915 Patterson St

Application: New construction of a 1,700 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 made the following recommendations:

- The header height of the front door should match the windows.
- The secondary roof should be changed to a hip roof to match the front.
- The columns at the front porch should be 8"X6" with the wide side facing the street.
- The chain wall at the front should wrap the porch and there should be a chain wall at the street facing elevation of the secondary massing.
- The windows at the right-side elevation should be further spaced apart, to replicate a more traditional spacing.
- The driveway should not be gravel but can be another permeable material or be concrete strips.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:
Comments:

9. 233 Pacific Ave

Application: New construction of a 2,155 SF two-story, single-family residential building on a vacant lot.

Motion: The ARC voted to defer this application for additional review and recommended that the applicant meet with Staff prior to the next meeting. The ARC stated that the proportions and massing of the proposal needed further review and recommended raising the floor-to-ceiling height on the first floor to 12' and to at least 10' on the second floor. The massing, as proposed, is a shotgun style building with a camelback. However, the "shotgun" portion of the building is not fully developed and should include features such as a front porch and door. Another option would be to change the massing to a fully two-story building with a front porch and entry.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

10. 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 voted to defer this application for additional review and recommended that the applicant meet with Staff prior to the next meeting. The ARC stated that the proportions and massing of the proposal needed further review and recommended raising the floor-to-ceiling height on the first floor to 12' and to at least 10' on the second floor. The massing, as proposed, is a shotgun style building with a camelback. However, the "shotgun" portion of the building is not fully developed and should include features such as a front porch and door. Another option would be to change the massing to a fully two-story building with a front porch and entry.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

11. 401 Atlantic Ave

Application: Review of previously approved renovation of a Contributing rated, two-story, two-family residential building due to approval expiration.

Motion: The ARC voted to defer this application to allow the applicant to attend the meeting.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

12. 419 Bouny St

Application: Renovation and new 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 made the following recommendations:

- The proportions of the front door and window should be more like the sister house next door.
- The cornices above the windows should only be at the front façade.
- The overhangs at the camelback addition should be removed from the sides and rear.
- The windows at the front of the camelback addition should be more evenly spaced and the same size.
- The second floor of the camelback should not overhang the first-floor and should be squared off.
- The rear porch needs a box beam above the columns.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

13. 621 First St

Application: New construction of a 503 SF one-story rear 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 older portion of the house and the new addition.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

14. 515 Washington Ave

Application: Demolition of an existing rear lean-to for new construction of a 770 SF rear 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 a vertical trim board should be added between the older portion of the house and the new addition.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In favor: Cynthia Dubberley, Daniel Zangara, Amanda Rivera

Opposed:

Comments: