

New Orleans Historic District Landmarks Commission

Architectural Review Committee

Meeting Minutes

Date: Tuesday December 17th, 2024

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

Called to order: 12:30 p.m.

Members Present: Jonathan Tate, Daniel Zangara, Cynthia Dubberley

Members arriving after beginning of the meeting: Tracie Ashe

Members absent: Amanda Rivera

AGENDA

I. Roll Call

II. Minutes of the previous Tues meeting

Motion: Approve the meeting minutes.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

In favor: Jonathan Tate, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

At this time, Tracie Ashe arrived.

III. Agenda

1. 1241 N Rampart St

Application: Review of design changes to a previously approved new construction of a 15,050 SF three-story, multi-unit commercial 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:

- Floor to ceiling heights on both the first and second floors shall be one foot higher to align with neighboring building's scale.
- A security study should be done for the main building entrance to determine if the entry alcove should be enclosed with a gate. If so, the design of the gate should be integrated prior to permit issuance.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

2. 3039 & 3047 Saint Claude Ave

Application: New construction of a 9,571 SF two-story commercial motel building on a vacant lot.

Motion: The ARC agreed that:

- The architectural treatment and proposed window types for the guestroom areas along St. Claude and Feliciana still appear to be incongruous and should be further refined to be more cohesive and consistent between the elevations.
- The extruded wing-walls and roof overhang shown at the St. Claude side should be eliminated and the volume should have a flush façade condition like the Feliciana side.
- The extruded metal-framed windows with perforated screening shown on the Feliciana side should be utilized at the St. Claude side, however, the proportions can be adjusted.
- The proposed green wall at the St. Claude side can remain as shown, or it can be expanded to cover the entire wall surface but should be detailed to be as light and imperceptible as possible, so it reads as an additive element subordinate to the overall building architecture.
- Board-and-batten siding can be problematic due to the need to align the location of battens with openings in the wall and because they require additional horizontal seams. The ARC recommended approval of the horizontal siding shown at the guestrooms in Option B, and the perforated metal screening shown at the lobby and restrooms in Option C.
- The vertical wood cladding shown at the central recessed entry area appears to be too rustic and the applicant should consider utilizing perforated metal screening here instead.
- The Hardie siding behind the perforated screening at the recessed area could be a lighter color than the adjacent so that the area is distinguished from the main massing.
- The width of the front entry canopy on St. Claude should be increased to match the full width of the recessed area. This canopy, as well as the adjacent secondary entry canopy, should be raised in height to align with the top of the adjacent garage door opening header heights.
- All roof-mounted mechanical equipment and individual guestroom PTAC units should be located where they are minimally visible or not visible from the surrounding public right of way.

By: Jonathan Tate

Second: Cynthia Dubberley

Result: Passed

In Favor: Jonathan Tate, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

3. 620 & 622 Louisa St

Application: Partial demolition of an existing Contributing rated one-story, two-family residential building for renovation and new construction of a 5,451 SF two-story rear camelback addition.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level and for the application to return for additional ARC review if Staff has concerns about the use and installation of fire rated windows. The ARC agreed that:

- The changes made since the previous review are a substantial improvement, including the elimination of the 3rd floor interior program and roof deck, and the overall proposal now reads more visually as a traditional camelback addition.
- Due to the overall length of the proposed rear addition, and because the original massing of the historic building is still visible at the exterior, the location of the 2nd floor camelback appears to overwhelm the existing structure and should be shifted back on the building so the original front three rooms are maintained, like the previous iteration. This would preserve more of the original historic building form and fabric and would reduce the visibility and impact of the addition on the existing building and its surrounding historic context.
- New window units at the front camelback, left, and right sides of the addition should utilize a 2-over-2 light configuration.
- The applicant should investigate alternative setback distances at the left and right sides as the proposed will require the use of fire rated windows.
- Fire rated windows can be problematic because they do not accurately replicate the dimensions, proportions, profiles, etc. of historic wood windows.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Daniel Zangara, Cynthia Dubberley

Opposed: Tracie Ashe

Comments: Public Comment by Lucia Dunbar

4. 5824 Saint Charles Ave

Application: New construction of a carport addition to a Significant 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: Jonathan Tate

Second: Cynthia Dubberley

Result: Passed

In Favor: Jonathan Tate, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

5. Elmira Ave

Application: New construction of a 2,410 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 made the following recommendations:

- The header heights of the doors and windows at all elevations should be 9'-0"
- Additional windows should be added to the Red Allen Way elevation, especially closer towards the front of the building
- The columns at the front and rear porch should be rectangular 8"x10" with the wide side facing the street
- The handrails should be 36" in height

- The roof pitch should be a bit steeper at a 7/12 pitch

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In Favor: Jonathan Tate, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

6. Saint Thomas 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 stated that they could not approve the camelback as proposed, as it does not meet the Guidelines. The ARC stated that the camelback addition should be pushed at least 2 rooms back from the front façade and should be changed to have a hipped roof at the front. The ARC also stated that the roof pitch of the camelback addition should match the pitch of the existing house. The ARC recommended approval of porch proposal Alternative 2 with 8"x6" box columns. The ARC also recommended that interior exploratory demolition be completed to verify the window sizes at the side elevation and to see the condition of the existing framing.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In Favor: Jonathan Tate, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

7. 3308 Esplanade Ave

Application: Renovation including installation of new storefront entrance on the front facade, and alteration of existing rear exterior door of a Non-contributing two-story commercial building.

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

- The door can be either a single door accompanied by one side light or a double door without side lights, complemented by a transom.
- The new door should be aligned with the existing window opening located above on the second floor.
- Remove the stucco header.
- All detailing must match with the existing design, ensuring that the scoring detail aligns with the stucco repair.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

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