

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: April 22, 2025

Location: Conference Room A, 7<sup>th</sup> Floor of City Hall, 1300 Perdido

Called to order: 1:00 PM

Members Present: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Members arriving after beginning of the meeting:

Members absent: Jonathan Tate, Tracie Ashe

**I. Roll Call**

**II. Minutes of the Tuesday, March 25, 2025, meeting.**

Motion: Approve the minutes.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

**III. Agenda**

A. 2343 Prytania Street

Application: New construction of a 23,535 SF multi-story gymnasium building fronting First Street and renovation of an existing Non-Contributing rated two-story auditorium building including new construction of a 1,370 SF two-story addition fronting Prytania Street and located within the Louise S McGehee School campus.

Recommendation: Due to a lack of quorum, the ARC could not make a motion to recommend to the Commission at this meeting. As such, the recommendations below will be ratified at the following ARC meeting. The ARC agreed that:

Gymnasium:

- The building appears to successfully read visually as a gymnasium rather than attempting to conceal or obscure its program and use, and the scale of the proposed building appears appropriate for the existing surrounding context.
- The proposed materiality appears appropriate, however, there was some concern that the general motif or arched reveals and openings, as applied to the

entirety of the exterior, may be pushing up against the needs of the interior program.

- o For example, portions of the arched openings have solid wall infill at the exterior due to interior program needs, and the overall exterior design and articulation could be further studied and refined to generate better relationships between the interior spaces and the exterior architectural expression.
- o The continuity of the design around the building is appreciated, however, the proposed arches do not appear to relate to the surrounding historic context and should be reconsidered and further refined.
- o Additionally, side elevations can potentially appear differently to better reflect the interior program and space needs while maintaining general visual continuity in the exterior architectural expression, detailing, materials, etc.
- The ARC noted that the gymnasium program has unique needs for natural and artificial lighting, and that views to the inside from the exterior also need to be controlled. However, the exterior appearance would benefit from additional glazing or spandrel panels, closer to what is depicted in façade Option 2.
- The overall design appears to reflect a pared-down version of a historic building and may be reading too flat materially and visually. For example, there is much more detail, depth of reveal, shadow lines, etc. shown in the inspiration images than has been incorporated into the façade. The applicant should continue to study and refine the façade design and detailing so that more embellishment and articulation at the various changes of plane are incorporated.
  - o Additional façade sections and details should be included for the next review.
- The monumental stair does not yet appear to be integrated and compatible with the gymnasium building massing, materiality, and detailing. The applicant should reconsider the intent, location, and materiality of the stair, such as relocating it around the building corner where it could be more of a campus element, provide more sense of entry, and have less visibility from the surrounding streets. Additionally, because it is a new and contemporary element, the ARC did not recommend using historically inspired strategies such as wood louvered shutter screens, etc.

#### Entry Lobby:

- The design, details, and materiality of the addition appear appropriate, and the ARC appreciated the visual interest provided through the architectural language, pilasters, window details, reveals, shadow lines, etc.
  - o The ARC recommended the applicant consider utilizing a similar architectural vocabulary at the gymnasium building, as this could help the applicant to reconsider the proposed arches, so the two new

structures share a common architectural language, and so there is more of a cohesive design approach across the campus.

- The removal of the existing lower storefront glazing at the right-side elevation is appropriate.

By: Daniel Zangara

Comments: Cynthia Dubberley and Amanda Rivera recused themselves from this item. Public comment by Lauren Shields, Hannah Dietsch, Kathleen Banta, Shelley Landrieu.

B. 3500 Saint Claude Ave

Application: Review of new screening proposal at a Landmark, commercial 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 frame pattern should be more rectangular to relate to the windows on the main building. The ARC recommended a pre-finished aluminum cap to be added to the screening for additional weatherproofing.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

C. 2127 Prytania St

Application: New construction of a 2,050 SF one-story accessory event space on the same lot of record as a 1-1/2 story raised basement Landmark residential/hotel building.

Motion: The ARC agreed that:

- The proposed trash area and elevated HVAC condenser units at the rear of the building must be located and installed to be minimally visible or non-visible from Jackson Avenue. New or modified fencing may be necessary to accomplish this.
- The proposed wrap-around trellis appears functional but does not yet appear to relate to the site or the existing Landmark building.
  - o The curved portion of trellis appears to relate to the existing building's round columns and is considered appropriate.
  - o The trellis should be simplified by removing the wire mesh screen above.
  - o The support columns should be shifted to align with the edges of the trellis.
  - o The trellis appears to reference the design and detailing of a typical historic gallery; however, it is a contemporary element that serves a different purpose, and so the design and detailing of the overhang and posts should be reconsidered and simplified so it has more of its own design vocabulary.

- While the proposed stucco treatment is considered appropriate because it relates to the existing building's masonry basement level, the overall style and detailing of the accessory appears somewhat conflicted as it features some Greek-Revival building details with Art Nouveau metal arched window embellishment and contemporary wrap-around trellis awning.
- The proposed applied window arches do not appear to reference a motif or detail from the existing building, do not yet appear to be fully resolved, and should be reconsidered so that they appear lighter and relate better to the existing building.
  - o The applicant could consider referencing the existing decorative multi-light transom above the entry door at the primary building for design inspiration.
- The mullion spacing of the storefronts, particularly at the Jackson Avenue elevation, should be reviewed and reconsidered so they are more regular and evenly spaced.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments: Public comment by Shelley Landrieu.

D. 5640 Burgundy St

Application: Install of HVAC with wood cover at an existing Contributing rated 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:

- Equipment can be installed without wood screening.
- The proposal for wood screening can be waived.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

E. 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 voted to defer this application for additional review. The ARC stated that the rear massing should be incorporated into the camelback massing and the HVAC should be in a

roof well at the rear, rather than a flat roof. The ARC also stated that the windows at the second floor should be more rectilinear and the header heights should come up.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

F. 911 Jackson

Application: New construction of a two-story 2200 SQFT addition to a one-story, single-family residence.

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

- The side addition overwhelms the historic portion of the building.
- A true camelback two rooms back may be able to accommodate the required program.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

G. 710 Saint Ferdinand St

Application: Removal of an existing non-original rear lean-to for construction of a new 300 SF one-story rear addition including modification of left-side door and window openings and installation of new side covered porch, new construction of a 900 SF one-story rear accessory pool structure, and new construction of a 500 SF one-story accessory carport structure and restoration of the front elevation at a Contributing rated two-story, single-family residential building.

Motion: The ARC agreed that:

- The previous recommendations were successfully incorporated into the current proposal.
- The left-side door and window modifications are recommended for approval, however, the second-floor window closest to St. Ferdinand Street should be eliminated, and second window back should be aligned in size and location with the proposed first-floor window opening below.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

H. 1535 Basin St

Application:

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that: Addition of an outdoor patio attached to existing building structure and encroaching portion of sidewalk. Adjusted design based on Encroachments

Working Group comments.

- The previously submitted version of the proposal with the “lighter” touch to the building is preferred.
- Sanborn Fire Insurance maps showed the previous presence of an exterior awning at the building that was presumably removed when the building was “modernized” with machined brick and faux mansard roof. While the building is Contributing, it’s highly altered. The awning’s connection point does not interfere with any of the remaining historic fabric. The design is not a historic replication of an awning but a nod.
- The approval of the contemporary awning is not a precedent for future projects of this scope and was approved due to the highly altered state of the building and the general character of the Treme Local Historic District.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

I. 3420 Burgundy

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

Motion: The ARC voted to defer this application for additional review. At that time, the committee was concerned that the massing of the proposed addition exceeded, in width, what is recommended by the design guidelines. However, they did find the reduction in height of the addition roof ridgeline to below that of the main building to be successful and in keeping with guidelines directive that an addition should be subordinate to the historic building. They did not find the modified massing successful. They further recommended removing the section of the porch that parallels the main building and replacing the roof over the remaining porch with an awning.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

J. 2634 Chartres St

Application: Renovation and modifications at the one-story portion of a Contributing rated, two-story, single-family residential building including partial roof demolition and installation of new partially covered exterior balcony.

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

- The existing low stepped parapet wall fronting Chartres Street can be increased in height to further reduce the visibility of the metal guardrail behind.
  - o The existing stepped appearance should be maintained as this will also help to mitigate the connection to the existing building.
  - o The applicant could also consider a modified guardrail design that is 36" tall vertically, with an additional handrail projecting inward to reach the desired 42" total height.
- The proposed new covered roof should be lowered on the building wall so that it is tucked below the existing exposed roof rafter tails and not attached directly to them.

By: Daniel Zangara

Second: Cynthia Dubberley

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

K. 7720 Saint Charles Ave

Application: Renovation of a non-contributing rated single-family residence with partial façade demolition.

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

- Remove the pilaster between the windows.
- Install light sources on the front porch near the kitchen windows.
- Add recessed panels.
- Simplify the column details, as the height of the base is currently too tall.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

L. 528-530 Washington Ave

Application: Renovation and new front porch 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 new façade windows should match the interior historic sill height and that the exterior trim at the doors and windows could match the green neighboring building. The ARC also noted that the brackets should be the full depth of the overhang and the new hanging fixtures should be centered over the doors.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

M. 8025 Saint Charles

Application: Renovation of existing contributing one-story, single family residential building including construction of new second-floor camelback and rear addition.

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

- Increase the size of the 24" door.
- Swing the door towards Hampson Street.
- An approved awning can be added over the second-floor door area, positioned beneath the original roof line.
- Only brackets approved for the second-floor awning are allowed.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

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