

New Orleans Historic District Landmarks Commission

Architectural Review Committee

Meeting Minutes

Date: Tuesday, February 18, 2025

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: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Members arriving after beginning of the meeting: Tracie Ashe

Members absent: Jonathan Tate

AGENDA

I. Roll Call

II. Minutes of the previous December 17, 2024 meeting

Motion: Approve the meeting minutes.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley

Opposed:

Comments:

At this point, Tracie Ashe arrived.

III. Agenda

1. 2640 Canal St

Application: Renovation of Landmark, commercial building for new use including new window openings.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that once the plywood boarding has been removed from the storefront, the drawings should be updated to match and to retain the existing configuration.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

2. 1400 S Carrollton Ave

Application: New construction of a 5,000 SF, one-story commercial building.

Motion: The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level. The ARC agreed that: The canopy and its columns needed to be detailed out in the final drawing set to be reviewed by HDLC Staff. The ARC voted to recommend conceptual approval with the details to be worked out at the Staff level.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

3. 2430 Saint Thomas St

Application: New construction of a 2,158 SF two-story, single-family residential building on a vacant lot.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the drawings should be more detailed, as the submitted proposal was lacking in information, including the floor-to-ceiling heights. The ARC made the following recommendations:

- The camelback should be pushed further back from the front wall of the house.
- The windows at the front elevation should be full height and meet the floor.
- The foundation at the porch should be solid, rather than slats.
- The front steps should be centered on the door.
- The west elevation windows should have more alignment vertically.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

4. 911 Jackson Ave

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 for additional review. The ARC agreed that:

- The side addition is too large and too prominent.
- A camelback with a small side addition is the preferred solution.
- If a rear side addition is proposed it should be far enough back that it doesn't obscure the side bump out.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

5. 3101 Grand-Route Saint John St

Application: Installation of a hood exhaust vent at 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 recommended the following:

- That hood will not be visible from street facing side
- Roof height to be verify in drawings
- Platform for hood vent to be added to drawings

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

6. 705-707 Alvar St

Application: Renovation of a nonconforming three-unit house into a two-unit house with rear addition.

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

- The drawings accurately reflect the intent, details, and proportions.
- Siding on the front elevation needs to adjust to have wider board.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

7. 2840 Laurel St

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

Motion: The ARC voted to defer this application for additional review. The ARC requested a block face elevation to review at the next meeting. The ARC also requested that the drawings accurately reflect the existing conditions including the porch rafter tails and floor-to-ceiling height. At the addition, the ARC stated that the proposed camelback is too tall in comparison to the existing house. The roof pitch of the addition should match the existing and all existing windows should be retained. A vertical trim board and fascia should be placed to delineate old from new. Windows should be added to the front of the camelback.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

8. 613 Vallette St

Application: Renovation of a Contributing rated, two-story, single-family residential building including the removal of the existing camelback.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC recommended the addition of a handrail at the side steps/porch and a vertical trim board to delineate old from new.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

9. 738 Saint Charles Ave

Application: The appeal of the installation of a metal roof at a non-contributing single family building.

Motion: The ARC voted to recommend denial of the application. The ARC recommended the following:

- The color of the metal roof should closely match the shade of the other roofs.
- The bronze color is the most approved color.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

10. 3115 Chippewa St

Application: Renovation and camelback addition to 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 the windows at the front of the camelback should match.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

11. 1137 Saint Charles Ave

Application: Renovation of penthouse and addition of rooftop deck at a Landmark, commercial building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level, with the proviso that no additional elements that increase visual mass will be added. The ARC stated that the roof terrace should be pulled back from the edge of the building and align with the existing penthouse. The walkway should be removed as much as possible while maintaining Fire Marshall approval. The ARC agreed that the new sliding doors at the penthouse should be relocated to correspond to the new roof terrace. The ARC highly recommended

against the installation of shade structures, string lights, etc. that would cause visual clutter at the rooftop.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed: Daniel Zangara

Comments:

12. 1803 Gravier St

Application: Renovation includes approximately 1,800 SF of enclosed building area, and 500 SF of raised wood covered decks at Landmark site.

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

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Cynthia Dubberley, Daniel Zangara

Opposed:

Comments: Tracie Ashe recused herself for this item.

13. 8015 Saint Charles Ave

Application: Request to enclose an existing second floor porch at a contributing rated two-story residential building.

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

- Include a plan and a section of the full existing structure to be shown in the drawings.
- Roof pitch on new addition to be lower than original roof.

By: Daniel Zangara

Second: Cynthia Dubberley

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

14. 816 Second St

Application: Renovation and camelback addition to 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 the bay addition was not appropriate. The roof pitch at the addition should be lowered and the window at the front of the camelback should be moved to the left.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

15. 2419 Laurel St

Application: Renovation and camelback addition to a Contributing rated, one-story, multi-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 rear addition of the small house should have a gable roof to match the existing and the second-floor door at the main house should be relocated further back. The ARC agreed that the exterior stair is approvable if it is adjusted so that it is not visible from the public right-of-way. The ARC also recommended that the hyphen needs a window and the windows at the front of the camelback should be larger.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

16. 2838 Saint Thomas St

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

Motion: The ARC voted to defer this application for additional review. The ARC stated that the proposed addition was overall too large and overwhelmed the existing historic house. The ARC recommended either a one-story side addition or extending the camelback forward without the side addition.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

17. 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, new construction of a 900 SF one-story rear accessory pool structure, and new construction of a 500 SF one-story accessory carport structure at a Contributing rated two-story, single-family residential building.

Motion: The ARC agreed that:

- If the applicant would like to pursue a future request to restore the building back to a more original Eastlake exterior appearance, this can potentially be reviewed and approved at the staff level provided the restorations are based on documented evidence, such as previous building framing, historic photographs, comparative analysis, etc.
- The applicant should continue to study and refine the form and detailing of the proposed new accessory structures and side porch.

Primary Building (25-04051-HDLC):

- The proposed new rear addition and door/window changes appear to be appropriate, and some additional window openings could be added at the left side, if desired.

- The proposed new side porch should appear more transitional and relate more to the new carport and cabana than to the existing building. For example, the columns and trim can be simplified, or it can be revised to appear more like a hyphen connection. The porch roofline could extend further out toward the carport, but they should remain two separate structures.
- Additional information and details should be provided on how the side porch relates to the new and existing elements on the site.

Accessory Carport (25-04055-HDLC):

- Additional 3D perspectives taken at eye-level should be provided for the next review to better evaluate the visibility and relationship between the carport and pool cabana rooflines.
- The design and detailing should be reconsidered so the carport appears more like a new and contemporary element that is subordinate and compatible with the existing building. For example, the roof shape should be simplified, and the columns should be increased in width.

Accessory Pool Cabana (25-04053-HDLC):

- Reduce the overall roof height so that it is not taller than the carport structure in front of it.
- Consider reducing and simplifying the total number of window types.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

18. 631-633 Spain St

Application: Construction of new 592 SF building addition at the left side and construction of new 290 SF covered porch at the right side of a Contributing rated one-story, two-family residential building.

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

- The roof height of the left-side addition should be reduced so that it is below the current main building ridge, and so the addition appears more subordinate to the existing building.
- The proposed left-side addition appears too wide relative to the existing building to meet the HDLC Design Guidelines, particularly given how close the addition's front elevation will be to the street. The width of the addition should be decreased to approximately 1 original bay width, rather than the 2 bays as shown, so the addition is more compatible with the existing building.
- The header height of the left-side addition porch window should be lowered to align with the header height of the adjacent door opening.
- The applicant should consider including box beams at the proposed new left and right-side porch additions.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments:

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