

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: February 18th, 2025

Location: Conference Room A, 7th Floor, City Hall, 1300 Perdido St

Called to order: 12:30PM

Members Present: Jonathan Tate, Amanda Rivera, Daniel Zangara, Cynthia Dubberley, Tracie Ashe

Members arriving after beginning of the meeting:

Members absent:

I. Roll Call

II. Minutes of the Tuesday, March 21, 2025, meeting.

Motion: Approve the minutes.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

III. Agenda

A. 621 Elysian Fields Ave

Application: New construction of an 81,258 SF five-story hotel building on a vacant lot fronting Elysian Fields Avenue, Royal and Chartres Street.

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

Elysian Fields Avenue:

- The reduction in building height from 7-stories to 5-stories is a positive improvement, however, the proposed building program and density still overwhelm the site and the overall building massing still appears too large to be compatible with the surrounding historic context or to meet the HDLC Design Guidelines for new construction.
- While the ARC supports a contemporary approach to traditional architecture, the design, proportions, detailing, etc. of the building massing and detailing must be consistently deployed, must replicate historic proportions as closely as possible, and must be compatible with the existing building and FTC heights,

roof forms, fenestration, scale, and proportion of the existing adjacent historic context.

- The applicant should also continue to develop and provide typical wall section details for elements such as doors, windows, and stucco relief areas to ensure that these elements are sufficiently recess mounted and appropriately detailed, so the building has depth, texture, reveals, shadow line, etc. like the surrounding historic context.
 - The proportion of stories appears too squatty and is not yet considered appropriate. For example, the proposed building has 3 floors levels within the area that adjacent historic buildings only have 2 floor levels. If this is necessary to accomplish necessary programmatic requirement, exterior architectural elements should work to disguise this condition whenever possible. The proposed floor-to-ceiling heights should be reconsidered and refined to coordinate better with the adjacent context (or) the design of the façade should be revised so these proportions appear more compatible with the adjacent buildings.
 - These FTC proportions also appear too large and acontextual with the existing historic building context as shown along Royal and Chartres Streets.
 - The applicant should continue to study and explore alternative strategies and options for redistributing the building massing on the site. For example, the massing of the portion of building fronting Royal Street should be reduced and redistributed to the Chartres Street side, and particularly to the Elysian Fields side where the width and scale of the Avenue can support increased height and density.
- The proposed arches do not yet appear to be convincing as a historically or architecturally appropriate organizing principle for the building elevations, and the applicant should continue to study and refine these elevations and details. It is not appropriate to strive to mimic tropes of historic New Orleans architecture without a comprehensive rationale or cohesive use of such an architectural language (e.g. the use of broad arched windows that do not relate to how such windows would have been used technically or historically.)
 - The dimension of the area directly above the ground-floor arches appears too thin and should be increased in thickness (or) the arches should be reconsidered and/or removed.
- The location of the primary building entrance is not clear and should be further emphasized. Urban hotel entrances are generally the most recognizable feature of the ground floor primary façade. This is particularly important in the context of this location. Having the vehicular entrance be more prominent, as currently shown, is more indicative of a suburban condition.

- The applicant should consider detaching the ground-floor arch columns or shifting the storefront system further back so that a simple covered pedestrian colonnade can be provided, which could enhance the quality of the pedestrian experience at this area.

Royal Street:

- The proposed 5-story massing located directly next to a 1-story historic structure is not considered appropriate and does not meet the HDLC Design Guidelines. This portion of the building also has FTC heights that appear too squat and arches that do not appear to relate to the adjacent surrounding historic context. Similar revisions to the Elysian Fields side should also be made at this elevation, including a redistribution of this portion of the building's massing to other locations on the overall site.

Chartres Street:

- The move to shift the building massing and program away from the street to accommodate the pool at this area does not appear to be as successful as the previous iterations. The applicant should relocate additional building massing to this area to better engage with the street, and so some of the overall massing at the Royal Street side can be reduced.

General:

- More complete context drawings should be included for the proposed Royal and Chartres Street block faces for the next review.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments: Public comment by Alan Stowell, Hellen Sierninski, Jim Gabour, Barbara LaFleur, Maurice Strem, Gina Windle, Lisa Suarez, Lesley Seymour, Robert Beck, Thomas Douglas, Eugene D. Gizek, Rick Fifield, Gary de Leavmort, Jeffery Seymour

B. 1315 Jackson Ave

Application: Renovation and 8,150 SF addition to a Landmark, school building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the new HVAC equipment needs screening or to be relocated to a more minimally visible location. Chain-link fencing is not approved for the Josephine St side, metal mesh can be used.

By: Jonathan Tate

Second: Tracie Ashe

Result: Passed

In Favor: Jonathan Tate, Daniel Zangara, Tracie Ashe

Opposed:

Comments: Amanda Rivera and Cynthia Dubberley recused themselves. Public comment by Gayle McNamars

C. 1410 Jackson Ave

Application: Renovation including reconstructing the historic cupola on the existing widow's walk, installation of an elevator, enclosing a portion of the rear gallery to create an elevator lobby at a Landmark residential building.

Motion: The ARC recommended conceptual approval of the reconstruction of the historic cupola and installation of an elevator with the details to be worked out at the staff level. The ARC stated that the proportions of the cupola should be refined to match the historic photo. The final drawings submitted for HDLC review should include all elevations and should clearly show the changes to the existing building.

The ARC recommended denial of the rear gallery enclosure for the elevator vestibule, as enclosing historic galleries/porches does not meet the HDLC Guidelines.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

D. 923 Napoleon Ave

Application: Renovations to a Landmark, school building including a new ADA ramp at front elevation.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the ramp should be changed to a sloped walkway with a retaining wall that does not require handrails.

By: Daniel Zangara

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

E. 919 Webster St

Application: Demolition of an existing accessory building and construction of a new connected addition at the rear of Landmark, two-story, single-family, residential building.

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

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments: Daniel Zangara recused self.

F. 5705 Saint Charles Ave

Application: Replacing 7 non-historic windows above the Porte cochere, adding French doors to the accessory building, installing a new French door at the back of the main house, and removing the garage doors to replace them with French doors at the accessory building of a two-story residential building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level with the following recommendations: HVAC system to have permanent opaque fencing installed to shield it from public view.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Cynthia Dubberley, Tracie Ashe

Opposed:

Comments: Daniel Zangara recused self.

G. 2242 Saint Claude Ave

Application: New construction of a 4,796 SF two-story, commercial building on a vacant lot.

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

- Based on historic patterns of New Orleans urban development, sites located on a street corner (particularly commercial use buildings) should have a structure that occupies that corner rather than giving it up for an exterior courtyard as proposed. Additionally, the open courtyard at this area makes the garage structure beyond appear too large and too visible from the street.
 - The applicant should consider revising the interior floor plan and footprint so that some programmatic spaces are transposed to allow the building massing to occupy the corner and so the courtyard is relocated to a more mid-block location. This modification would more closely reflect the previous site development as seen on the Sanborn maps and would allow for the proposed garage structure to be better incorporated into the overall design and building massing.
 - The proposed balconies at the front and right side of the building should be combined into a single wrap-around balcony. Alternatively, a wrap-around awning could be installed at the ground-floor of this area to replicate the typical corner store typology.
- The massing of the garage structure appears too large and tall, and this may be the result of the parapet walls being at guardrail height. The massing and detailing should be reconsidered or should be further incorporated into the overall building massing as part of the interior floor plan and footprint updates. If the garage is not

incorporated into the building massing, then additional street-level perspectives should be provided at this area.

- The current proposal appears like an assemblage of three distinct and different buildings that have been combined, rather than being visually unified through an overall design strategy.
 - The ARC noted that the previous original proposal from October 2023 was more successful than the current iteration based on how it appears to be a singular building with a consistent architectural language deployed around the massing.
 - There are too many different window types and architectural expressions across the elevations, and the applicant should reconsider, further refine, and simplify these details so that there is more cohesion and consistency in the overall architectural language and strategy. For example, this would include reconsidering the size, proportion, and alignment of openings, siding materials, roof forms, shutters, balconies, awnings, etc.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments: Public comment by Joann Guidos

H. 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 recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the floor-to-ceiling height on the first floor should be raised to 11'-0" with the opening header heights at 9'-0". The front stair should be centered on the front door and the brackets should be corrected so they are on the edges of the overhang and the full depth of the overhang.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

I. 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 previous iteration of the addition was more successful. To further delineate the old from the

new, the ARC recommended the use of wider horizontal siding at the addition, the use of 1/1 windows without grids, and bringing the fascia across and a vertical trim piece down.

By: Jonathan Tate

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

J. 1619 Prytania St

Application: New 650 SQFT rear addition and new window and door openings at a Contributing rated, two-story, single-family building.

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

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

K. 2840 Laurel 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 window under the edge of the camelback should be relocated so that it does not fall directly under the start of the camelback addition. The ARC recommended that either more windows be added to the side elevations or 3D perspectives be submitted to show the limited visibility of the side elevations.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

L. 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:

Primary Building (25-04051-HDLC):

- The front elevation of the historic primary building can be restored back to its original Eastlake exterior appearance and detailing based on the historic photo documentation provided.
 - o The previous porch column bays appear to be equal in size, so the location of new porch columns and bay widths should be updated to reflect this.
 - o The dimensions of the proposed new porch columns appear to be a bit oversized while the brackets are undersized in relation to the historic, and the applicant should ensure the width and proportions accurately replicate the historic columns as they appear in the historic photo documentation.
- The proposed new covered side entry roof should be cut back in length so that it does not extend past the rear line of the left-side building bump out, and so the existing window opening at this location can be retained.

Accessory Carport (25-04055-HDLC):

- The proposed multi-light gable window should be eliminated so the accessory carport does not directly replicate existing historic building's architectural detailing and appears simpler and more subordinate.
- The gutter at the front of the building should be removed as it is not necessary at this location and will help further simplify the overall appearance.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

M. 631 Spain St

Application: Construction of a new 1,060 SF camelback addition at a Contributing rated one-story, two-family residential building, including construction of a new 184 SF side covered porch.

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 change from a ground-floor addition at the left side to a new rear roof camelback addition successfully responds to the previous ARC recommendations and is appropriate for the existing historic building.
- The long row of transom windows shown at the left side is not appropriate and should be eliminated. The ARC noted that single transoms could be incorporated in a more isolated manner at this side but should align in header height with existing

window openings and should not be located forward of the line of the new camelback addition.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

N. 3312 Constance St

Application: Renovation and new rear addition at a Contributing rated, 1-1/2 story, two-family residential building.

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

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

O. 2310-2312 Magazine St

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

Motion: The ARC recommended conceptual approval of the addition with the details to be worked out at the staff level. The ARC stated that the existing historic iron fencing should be retained.

The ARC recommended denial of the changes to the façade. The ARC stated that the façade should be retained as is unless further documentation can be provided.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

P. 439 Elmira Ave

Application: Renovation and third-floor expansion at a Contributing rated, two-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 third-floor extension and roof should be reconfigured so

that they are better integrated into the existing massing (see attached sketch). The new garage doors and transom should be simplified.

By: Daniel Zangara

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

Q. 2600 Magazine St

Application: Renovation and two-story addition at a 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 stated that the new addition should be simplified overall. To do this, the ARC recommended the removal of the balcony and all the openings facing Third St be changed to windows. The new windows should match the header height of the existing windows. The ARC also stated that the shutters were not appropriate for the new addition.

By: Jonathan Tate

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

R. 814-16 Saint Roch Ave

Application: Construction of a new 835 SF camelback addition at a Contributing rated one-story, two-family residential building.

Motion: The ARC agreed that:

- The footprint bump-out at the left side is not appropriate and should be eliminated so that the exterior wall of the new rear addition is coplanar with the existing historic building. Additionally, a new cornerboard should be installed at the left and right sides to note the juncture between the existing historic building and new rear addition.
- A new window should be added to the front face of the camelback at the left side stair landing where it can be visible from the street.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

S. 728-30 Franklin Ave

Application: Renovation and construction of new 589 SF camelback addition at a Contributing rated one-story, two-family residential building.

Motion: The ARC agreed that:

- The rear addition for bathrooms directly behind the new camelback should utilize a single-sloped roof similar to a rear lean-to addition.
- The proposed rear wall-mounted HVAC unit should be relocated to the opposite side of the rear bathroom addition to further reduce its visibility from the public right of way.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

T. 3125 Esplanade Ave

Application: Construction of at 1176 SF accessory structure at a Contributing rated commercial building.

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

- The size and location of the exterior seating is too prominent to the main structure and shall be moved closer to the rear of the property to maintain the view of the corner of the building. The overall concept is too heavy-handed and should be reconsidered.
- The columns on the pergola are too close to the front of the property and should be moved back towards the rear of the property.
- The column detailing was not consistent in the accessory structure and should all be the same.
- The overall detailing of the pergola should be more delicate and should not match the existing historic structure.
- The patio and pergola should have a more refined relationship and architectural language with one another as well as with the building
- Drop down vinyl weather shields are ill advised as they eventually lead to the full enclosure of spaces and should be limited. If shields are proposed, detailing should be provided in section and elevation to show how they will effectively be concealed.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

U. 702 Desire St

Application: Installation of covered porch at rear of 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: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

V. 5032-5034 N Rampart St

Application: Construct a new 1570 sq. ft two story, two-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:

- Floor to ceiling heights to be changed to 9'-0" on both the first and second floors.
- Header heights of doors and windows should be moved up to 8'-0" on both the first and second floors. All openings should be the same header height.
- Exterior wall of unit B to align with interior wall of unit A. The width of each unit should match. (See sketch attached)
- Windows on the front elevation should align vertically.
- Windows should be added to the side elevations closer to the front of the building. These windows would be in the living room, Unit B, on the first floor and the bedroom, Unit B, on the second floor.
- Verify openings on elevations are no wider than 3'-0".
- Base Flood Elevation should be lowered to 36", verify with Floodplain maps.
- Roof overhangs at sides and rear to be removed.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

W. 1535 Basin St

Application: Addition of an outdoor patio attached to existing building structure and encroaching portion of sidewalk. Adjusted design based on Encroachments Working Group comments.

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

- The current proposal is an atypical intervention within a historic district. Staff has since done more research and has found historical evidence that a covering did in fact wrap the building circa 1896.
- A solution that does not touch the building should be explored and would not require ARC review.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

X. 1505-1507 Esplanade Ave

Application: New construction of a 3726 SF two-story residential building

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

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

Y. 3420 Burgundy St

Application: Renovation of a contributing rated single- family residence with a rear addition.

Motion: The ARC voted to defer this application for additional review. The ARC made the following recommendations:

- The added massing overwhelms the current structure, with its length and height creating a very prominent street-front presence. The addition should be more subordinate to the massing of the historic building.
- Removing all openings on the side of the addition is neither acceptable nor recommended.
- To proceed with the addition, it is advised to design it as a camelback, extending at least two rooms back, with a side addition that does not exceed half the width of one bay.
- The columns on the front elevation should remain.
- The gate can be modified, provided it retains the existing components of the original historic gate.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

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