

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: November 18, 2025

Location: Homeland Security Conference Room, 8th Floor

Called to order: 12:30PM

Members Present: Tracie Ashe, Daniel Zangara, Amanda Rivera

Members arriving after beginning of the meeting:

Members absent: Cynthia Dubberly, Jonathan Tate

I. Roll Call

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

Motion: Approve the minutes.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In Favor: Tracie Ashe, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

III. Agenda

A. 823 Ninth St:

Application: Renovation and construction of a 2,164 SF two-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 made the following recommendations:

- The side porch column should be narrower to match the narrowest portion of the existing front porch columns.
- The openings at the front of the camelback should be changed to operable windows and the shutters removed.
- Reduce the height of the horizontal banding at the addition.

By: Tracie Ashe

Second: Daniel Zangara

Result: Passed

In Favor: Tracie Ashe, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

B. 715 Louisiana Ave:

Application: New construction of a 3,179 SF two-story, single-family residential building (demolition already approved for existing building).

Motion: The ARC voted to defer this application for additional review. The ARC stated that the current proposal did not fit into the context of the area and needed further study of the HDLC Guidelines regarding new construction. The proportions, style, covered car parking, etc. needed further study. The ARC recommended simplifying the overall design of the building. If covered parking is wanted, than pursuing a more contemporary design would be more appropriate. If the more historicist style is wanted, than the form and massing of the design should be simplified and more traditional.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

In Favor: Tracie Ashe, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

C. 700-704 Touro St:

Application: Renovation and new construction of an 816 SF rear camelback addition at a Contributing rated, one-story, two-family residential building.

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

- The roof pitch of the addition should be increased to align with the originally proposed design.
- There should be a clearer material contrast between the new addition and the existing building. The applicant should explore alternative cladding options with a more contemporary appearance and detailing, such as vertically oriented metal siding or tongue-and-groove shiplap.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In Favor: Tracie Ashe, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

D. 1600 Magazine St:

Application: New construction of a 8,307 SF 3-story, commercial building on a vacant lot.

Motion: The ARC recommended conceptual approval of the massing with the details to be worked out at the ARC level. The ARC stressed that the proposal should be further studied to create more verticality. The windows, windowpanes, brick pilasters, etc. should all be studied to create more verticality. The ARC stated that the penthouse should be designed more holistically with the rest of the building and that the overhang should feel less heavy.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In Favor: Tracie Ashe, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

E. 1800 Joseph Guillaume Pl, 1115-1119 Saint Anthony St:

Application: Review of previously approved new construction of a 7,863 SF two-story commercial hotel on a vacant lot due to expiration of previous approval.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC agreed the proposed changes since the previous review and approval are appropriate.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In Favor: Tracie Ashe, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

F. 914-930 Terpsichore St, 1403-1409 Annunciation St, 929 Euterpe St:

Application: Installation of a new storefront in garage door opening at a Non-Contributing rated, warehouse.

Motion: The ARC recommended conceptual approval of the proposal with the details to be worked out at the staff level. The ARC stated that a solid metal panel should be added to the bottom of the new storefront, to align horizontally with the existing horizontal banding on the adjacent building. The storefront transom bar should align with the existing windows on the building. Remove the vertical mullions in the sidelites and transom, so that only 3 lites are in the transom.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

In Favor: Tracie Ashe, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

G. 301-303 Tricou St:

Application: Renovation and a 1,100 SF rear addition at a Contributing rated, one-story, single-family residence.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC recommended the following: The massing and roofline of the new addition should match. The third addition should match the height of the second addition. The header heights of the new windows should match those of the existing windows. All windows must be aligned.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In Favor: Tracie Ashe, Daniel Zangara, Amanda Rivera

Opposed:

Comments:

H. 1437-1439 Pauger St:

This application was not reviewed due to a lack of quorum.

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