

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: May 20, 2025

Location: Conference Room A on the 7th Floor of City Hall

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, April 22, 2025, meeting.**

Motion: Approve the minutes.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

**III. Agenda**

**A. 2343 Prytania St**

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.

Motion: The ARC agreed that:

- Façade option 2 showing rectangular openings/recesses is preferred over the round top arched openings because they do not adequately relate to or complement the segmental arch windows seen at the adjacent Bradish Johnson house, appear too classically inspired for the proposed form/massing of this new construction, and because the rectangular openings relate better to the proposed architectural language of the entry lobby addition along Prytania Street.

- The use of false/spandrel windows to form the major patterning and predominant materiality of the front elevation recesses does not yet appear to be successful because they may be too disingenuous in terms of the relationship between the exterior appearance and interior program. Additionally, there may be other strategies or materials that are more appropriate for the surrounding historic context, and these should be further studied and refined.
  - o The spandrel panels should be replaced with brick inlay as this material may appear more intentional, more integrated with the overall design, introduce additional material interest and texture, and may also help to reduce overall costs.
  - o The central dividing mullion should also be removed from the brick infill areas.
- The recessed infill areas at the left and right-hand side of the front elevation should also utilize a brick inlay rather than the proposed stucco treatment.
- The thickness of the horizontal band of brick wall directly above the top floor window openings should be increased slightly.
- The access stair rendering shown on Page 11 was the most successful in terms of how it is integrated into the proposed new gymnasium building, as seen from the interior courtyard.
- Overall, the access stair should be visually lighter and more subservient to the main gymnasium building, and the applicant should consider alternative material options and opening treatments to further differentiate the two.
  - o Given the minimal visibility of the new access stair at either the left-side or rear of the building, the ARC agreed that either location could be acceptable. Additionally, several screening options may be considered appropriate, and the applicant is encouraged to explore the most cost-effective solutions.

By: Tracie Ashe

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Tracie Ashe, Daniel Zangara

Opposed:

Comments: Cynthia Dubberley and Amanda Rivera recused themselves for this item.

B. 2917 Tchoupitoulas St

Application: New construction of a 15,693 SF one-story, commercial building and the demolition of a Non-Contributing rated, one-story, commercial building to grade.

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: Public comment by Susan Johnson

C. 1410 Jackson Ave

Application: Review of new proposal for elevator enclosure at right side of Landmark, residential building.

Motion: The ARC voted to defer this application for additional review. The ARC requested the SHPO response to the current proposal. The ARC stated that the elevator shaft and vestibule should be tucked into the rear bay of the gallery rather than an exterior addition. The elevator override should be setback from the gable wall to allow it to continue undisturbed. The ARC did recommend approval of the change from wood columns to fiberglass, as long as they are an exact historic recreation.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

D. 3940 Thalia St

Application: Renovation and addition to Landmark, commercial building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC noted that the existing windows at the front marquee were missing.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

E. 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. The ARC agreed that:

- The camelback should be the width of the original building.
- Camelback should start two interior rooms back from the front wall of the building.
- Eye level perspectives should be provided at the next meeting.
- Bring in side addition to lower its presence.
- The roof form at the side addition should be lower.
- The windows on the addition should take a cue from the original building.

- The detailing on the side addition should be more delicate.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

F. 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 recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the roof well construction should be further reviewed for construction.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

G. 338 Vallette St

Application: Renovation and sunroom addition at the front facade of a Non-Contributing rated, one-story, single-family residential 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 new sunroom should be pushed back at least 6" from the front façade of the house.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

H. 2928 Annunciation St

Application: New 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 ridge of the addition should match the existing house.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

I. 322 Bouny St

Application: New construction of a one-story, commercial building on a vacant lot.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC recommended the window/menu at the front façade should be full glazing. The roof overhang should connect at the front corner. The overhang at the rear can be minimized.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

J. 2413-15 Burgundy St

Application: New construction of a 1,310 SF camelback addition at a Contributing rated one-story, two-family residential building.

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

- There are general concerns about the proposed mirror-finish cladding material such as how the panel system will be installed, seam/reveal detailing, compatibility and appropriateness of the material relative to the surrounding historic context, issues with maintenance and cleaning, and potential negative environmental impacts such as glare, reflectivity, solar heat gain, etc. Based on these concerns, the ARC recommended the applicant consider alternative material options.
  - o The ARC noted that the material differentiation with standard matte Hardie panels installed below mirror-finish metal panels is not successful, and a more consistent material selection and treatment is recommended at the camelback.
  - o The ARC recommended the applicant investigate Nichia brand Miraia high-gloss finish architectural panels which may be easier and more conventional to detail and install while still providing the desired highly reflective exterior surface.
- The massing and roof form appear too large and may be overpowering the existing building, particularly as seen from Mandeville Street, and the HDLC Design Guidelines note that massing, roof form, and materials of new additions should be subordinate and complementary to the existing historic building.

- o The overall massing could be reduced by lowering the roof height at the front of the camelback to align with the top edge of the current sliding glass panel opening headers.
- o It may be necessary to adjust the location/direction of the interior stair to reduce the overall height of the exterior room at the front of the camelback.
- o The overall roof pitch and design may need to be further adjusted, and the ARC recommended that some additional roofline and massing options should be developed and provided for the next review.
- The applicant should further study and refine the side elevations so there is better alignment and coordination of the horizontal windows and datums.

By: Jonathan Tate

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

K. 921 Louisa St

Application: Restoration of front facade including the replacement of two doors and two windows at a of a Contributing rated, one-story, altered, 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: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

4010 Saint Charles Ave

Application: Renovation of a Contributing rated, two-story, single-family residential building including new entry to carriage house.

Motion: The ARC voted to defer this application for additional review. At this time, the ARC found that the proposed overhang and overall massing of the new entry overwhelm the historic structure. The applicant is encouraged to try cantilevering the overhang so that the columns and porch can be removed. The massing should be reduced, and the gable roof retained. The applicant is also encouraged to explore alternative designs that result in overhangs that are more subordinate and complementary to the historic building. Additionally, the ARC recommends presenting multiple design schemes for the overhangs and overall massing to aid in further review and discussion.

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.