

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: July 22, 2025

Location: Homeland Security Conference Room, 8th Floor

Called to order: 12:30PM

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

Members arriving after beginning of the meeting:

Members absent: Daniel Zangara

I. Roll Call

II. Minutes of the Tuesday, May 20, 2025, meeting.

Motion: Approve the minutes.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

III. Agenda

June Agenda Items

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 recommend denial of the application. The ARC agreed that:

- The effort and modifications made in response to some previous ARC recommendations was appreciated; however, the program and intensity of use appears to be too much for the site. For example, the physical model clearly demonstrates the proposed building massing overwhelms the site, is not appropriate relative to the adjacent one- and two-story historic structures and does not meet the HDLC Design Guidelines for new construction.

- o The ARC noted that a substantial reduction in the proposed building program and size may be necessary before the design can become more appropriate for the site.
- o To date, the applicant has not made a concerted effort to break down the appearance of the massing in terms of setbacks for upper floors and in the treatment of the façade.
- The floor-to-ceiling heights of the upper stories do not appear to be related proportionally or contextually to the ground floor or the surrounding building heights and datums. The ARC noted that it appeared the upper floors were shorter in height in order to accommodate an additional floor for additional interior guestrooms.
- The move to push the building massing back and away from fronting directly onto Chartres and Royal Streets is not successful as the massing is too large in scale and does not provide an appropriate pedestrian experience.
 - o The applicant should move the building's massing closer to both streets and should engage the sidewalk in a more urbanistic manner. This may also help the applicant to better redistribute the building massing across the site so the appearance of the scale and massing can be reduced from the street.
- The ARC does not consider the submitted detailing precedent for the Mobile, Alabama, Creole Fire Station #1 to be applicable as the size, building type, and location to correlate with the current proposal. If the design is to refer to typological precedents they should come directly from the surrounding historic district in which it would be located, or at least, specifically from the rich historical resources of New Orleans, not Mobile, Alabama.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments: Public comments by Pat Galloway, Gary de Leumont, Barbara LaFleur, Jeffrey Seymour, Lesley Seymon, and Justin Schmidt

B. 1516 Erato St

Application: New construction of a 33,664 SF, five-story, hotel on a vacant lot.

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

- The massing isn't consistent with the overall Lower Garden District context.
- A widened scale analysis for scale of the surrounding area should be completed prior to the next ARC meeting.
- A five-story building next to an existing two-story is incongruent.
- The detailing on the primary has dimension but the depth needs to be emphasized more.
- Adding more glass for transparency is not the solution to reduce the massing.

- Solutions for massing reduction could be a penthouse condition coupled with an “eroding corner” design.
- If the massing can’t be reduced to better align with the context then possibly the program may need to be reduced.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments: Public comments by Steve Garter and Victor Farrugia

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 stated that the proposed elevator shaft should be relocated further back on the building away from Jackson Ave. The ARC also agreed with the SHPO letter that recommended the elevator shaft should not extend to the third-floor attic of the main house to reduce the visual impact. The ARC again reiterated that the preferred location of the elevator and vestibule would be at the interior between the main house and the service wing.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

D. 2818 N Rampart St

Application: New construction of an 1,868 SF, two-story, accessory structure at the rear yard of a Contributing rated, one-story, single-family, residential building.

Motion: The ARC recommended conceptual approval with details to be worked out at the staff level contingent upon receiving height and rear yard waivers from the Board of Zoning Adjustments. If waivers are not granted by the BZA, the project shall return to the ARC for additional review of the visibility of the structure from the Homer Plessy Way and Burgundy St.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

E. 1216 Bienville St

Application: Renovation of Landmark, two-story, mixed-use building including changes from previously approved expired renovation.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the new shed roof addition should have a lower pitch roof. The ARC agreed that the first-floor materials can either be retained as is or replaced to match the historic photos.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

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

- The new door needs to be submitted to the HDLC for approval.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

G. 2600 Magazine St

Application: Changes to previously approved 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.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

H. 420-422 Third St

Application: Renovation and second-story 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 front wall of the camelback should be more typical. This could be achieved by rotating the stair to eliminate the bump out, so the front of the camelback is in one plane and the full width of the existing house. The ARC also agreed that the roof deck should be more incorporated into the camelback, so it is not visible from the public right-of-way. The ARC also recommended further study of the roofline of the camelback.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

I. 624 Second St

Application: New construction of a 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 side porch should wrap to the front façade. The front property setback can be similar to the neighboring building at the left. The front façade should also have a door; this can be fixed but needs the appearance of an entryway. The ARC agreed the St Thomas Street elevation needed more windows.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

J. 1802 Hastings Pl

Application: New construction of a 4,037 SF three-story, mixed use building on a vacant lot.

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

- The row buildings that house Lily's, The Cat Practice and other neighboring buildings should be used as a height and proportion study.
- The undulating ceiling heights for each floor should be more regularized.
- Vertical styled windows reminiscent of storefront windows should be used to reduce the horizontality.
- The chamfer on second and third floors should be removed to reduce the odd corner condition.
- The parapet could be shorter in order to balance the facade proportions.
- The base to be simpler and meet the sidewalk with the same brick material above.
- The transoms at first floor should be smaller.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

K. 3900 Royal St

Application: Renovation of a non- contributing rated multi- family commercial building.

Motion: The ARC recommended conceptual approval of the changes to the windows and doors with the details of the metal screening and fence to be worked out at the ARC level.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

L. 705 Tricou St

Application: Renovation with 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 recommended the following:

- Vertical trim added at both side where the camelback starts.
- The roof on the addition to be changed to a hipped roof.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

M. 3715 Marais St

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

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

By: Jonathan Tate

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

July Agenda Items

N. 622 Pleasant St

Application: Changes to the massing, site plan, and floor plans of the new construction of a 27,500 SF three-story commercial building and demolition of existing warehouses that previously received massing approval.

Motion: The ARC voted to defer this application for additional review. The ARC agreed that the change to the overall roof pitches and the repetitive nature of the “townhouses” needed further study. There were several recommendations on how to achieve a less repetitive and fragmented design that would be more cohesive including combining 2-3 of the current masses together and having them under the same roof line. Another option was to further study the warehouse typology in the neighborhood to come up with a more streamlined roofline for the project.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments: Public comment by David Simmons

O. 2242 Saint Claude Ave

Application: New construction of a 5,850 SF two-story commercial building on a vacant lot.

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

- Option 1/A, with flat roofs shown at the central area and left-side garage, and central area shown with stucco treatment is preferred over the other options provided.
- Roof-mounted HVAC units must be located where they will be minimally visible or non-visible from the public right of way. If HVAC units may be visible at the central flat roof area from Saint Claude Avenue, then they should be relocated to new mechanical wells installed into the rear side of the gable roof slopes.
- The horizontal awning above the garage door opening should be eliminated.
- Expansion joints in the central area should be reconsidered so that they are more vertically oriented and align more closely with the window openings.
- The central column at the right-side 2nd floor porch should be eliminated, if feasible.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

P. 524 Philip St

Application: New construction of a one-story, single-family residential building with detached garage on a vacant lot.

Motion: The ARC voted to defer this application for additional review. The ARC requested that the next set of drawings include 3D perspectives, a block elevation drawing, a site plan that shows the neighboring buildings setbacks, all drawings dimensioned, and further details of the garage door, windows, and materials. The ARC stated that the entry sequence be further studied, especially how it relates to the street, and recommended an entry courtyard. The garage building should be set further back on the lot to make it clearer it is a subordinate building rather than a main structure. The ARC also stated that the main building should be a 4-bay instead of 3 to better keep with the rhythm of the adjacent buildings.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

Q. 819 Teche St

Application: Changes to previously approved new construction of three (3) one and a half story multi-family residential buildings on a vacant lot including installation of dormers.

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

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

R. 3252-3254 St Thomas St

Application: Changes to previous approved renovation and construction of a camelback addition at a Contributing rated, one-story, single-family residential building including the installation of a rain screen at the front facade.

Motion: The ARC recommended denial of the application.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

S. 739 Elysian Fields Ave

Application: Renovation of a Contributing rated, two-story commercial building including demolition of a Non-Contributing rated, one-story, commercial building and Non-Contributing rated, two-story, rear accessory structure to grade for new construction of a 3,600 SF three-story addition.

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

- Option B, showing the 2nd floor windows without infill spandrels is preferred over Option A.
- The new visible access stair proposed at the rear along Dauphine Street does not meet the HDLC Design Guidelines and should be relocated to a new position at the interior of the building or rear yard, so it is no longer visible from the public right of way.
- The enclosure of the rear balcony with fixed shutters should be reconsidered so that it appears more visually open where visible from the public right of way.
- The proposed 3rd floor level of the new addition along Elysian Fields Avenue and its projecting cornice appear to be competing visually with the adjacent historic building's parapet. The ARC recommended the 3rd floor level should be set back in plane (at least the depth of the current overhang extension), so the brick portion of the building reads as a two-story massing with setback penthouse, and so there is more emphasis on the existing historic parapet. For example, the HDLC Design Guidelines and the Secretary of the Interior's Standards recommend that such new construction be subordinate and yet, complementary, to the adjacent historic building.
 - o If preferred, the applicant can provide some options for how they propose to address this for the next ARC review.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

T. 901 Louisiana Ave

Application: Construction of an exterior canopy based on an historic photo at a Contributing rated, one-story, commercial building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level with the proviso that any issues with utilities that may require relocation of the support posts be reviewed at the ARC.

By: Tracie Ashe

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

U. 4717 Saint Charles Ave

Application: After-the-fact review of the construction of an accessory building at a 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: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

V. 1235 Alvar St, 1237 Alvar

Application: Renovation and addition of a contributing-rated, single - story two-family residential building.

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

- The spacing between the front two windows on the right-side elevation needs to be increased.
- Vertical trim not needed where the addition starts.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

W. 3100 Saint Claude Ave

Application: Installation of covered porches at rear of contributing rated one-story, commercial building.

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

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

X. 4521 Saint Charles Ave

Application: Installation of canopy at side play area of contributing rated two story, commercial 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:

Y. 527 Elysian Fields Ave

Application: Request to install new building-mounted signage at the Non-Contributing rated portion of a Contributing rated two-story commercial hotel building.

Motion: The ARC agreed there was no objection to the proposed signage design or location, however, the approval path may vary depending on whether or not Zoning considers the proposal to be signage subject to sign permit requirements and/or depending on the proposed duration of the display.

- If Zoning determines the proposal is signage, then it must be adjusted to meet the CZO size/location requirements (or) a variance must be obtained.
 - o For example, Zoning may consider “Pompadour” as a direct reference to the name of the hotel and thus may consider this to be commercial speech.
- If Zoning determines the proposal is not signage, then Staff can issue the CofA for the installation for an approximate 6-month duration based on the current ARC recommendation for approval.
 - o If the installation is intended to be in place only on a temporary basis, 90 days or less, then a CofA is not required to be issued for the installation.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

Z. 235 Atlantic Ave

Application: Renovation and camelback addition at a Contributing rated, one-story, single-family residential building from previously approved expired Certificate of Appropriateness.

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

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

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