

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: August 19, 2025

Location: Homeland Security Conference Room, 8<sup>th</sup> Floor

Called to order: 12:30PM

Members' Present: Amanda Rivera, Cynthia Dubberly, Daniel Zangara

Members' arriving after beginning of the meeting: Tracie Ashe

Members' absent: Jonathan Tate

**I. Roll Call**

**II. Minutes of the Tuesday, July 22, 2025, meeting.**

Motion: Approve the minutes.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Cynthia Dubberly, Daniel Zangara

Opposed:

Comments:

**III. Agenda**

**A. 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 recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that using two sizes of corrugated siding along the horizontal datum, per one of the reference photos, would be the most successful. The ARC recommended making the black trim a less contrasting color like a grey or silver.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

B. 1516 Erato St:

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

Motion: Defer

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

- The massing is still too large for the context of the neighborhood and massing shifts should be explored.
- The design intent executed on the Erato facing facade should be extended to the sides of the building.
- The elevations facing St. Charles and Prytania are too bare.
- The elevations and renderings should include the elevator penthouse and any required mechanical.

C. 1125 N Tonti St:

Application: Review of HVAC, back flow preventer and roof intake at a Landmark, commercial building as part of a larger renovation.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level with the proviso that the following recommendations can be followed based on the engineer's and SHPO's comments. The ARC stated that the back flow preventer should be moved as far away from the front door as possible to allow room for plantings. It should also be incased to further obscure it. The ARC stated that the HVAC should be installed at the ground level on a platform rather than on the side galleries. For the louvered rooftop vents, the ARC had 3 recommendations in order from most preferred to least:

1. Modify existing interior facing dormers to have louvered vents in place of the windows.
2. Install more typical louvered triangle dormer vents, even if more are needed than currently proposed.
3. Relocate proposed vents to interior side of roof, below the ridge line.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

D. 12 Palm Ter, 4110 Carondelet St:

Application: Renovation of Landmark, one-story, residential building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the stucco front wall and details of the garage should be retained, and the new addition built behind. The overall height of the new addition should also be lowered.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

E. 911 Jackson Ave:

Application: New construction of a 2,200 SF two-story, addition to a Contributing rated, one-story, single-family residential building.

Motion: Defer

By: Tracie Ashe

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

- The camelback addition should be two rooms back from the front exterior wall of the building.
- The new windows on the addition should match the size and style of the windows on the side elevation closest to the front wall.
- The new windows on the upper floor addition should have some relationship to the existing windows below.
- The exterior wall at the laundry should align with the wall preceding it.
- All elevations should match what is drawn in plan.

F. 821-823 Fourth St:

Application: Changes to massing of a previously approved 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 two bedrooms at the front of the camelback should be removed so that the overall massing is smaller.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

G. 3900 Royal St:

Application: Detail review of metal screening and fencing at a Non-Contributing rated, two-story, multi-family, commercial building.

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

- Provide a detailed floor plan showing how the screen will wrap around the existing columns.
- Ensure that the screening pattern aligns with the column layout. Include a drawing that illustrates the actual screening pattern and how it will be applied.
- Maintain a 2-inch gap between the face of each existing column and the guardrail.

By: Cynthia Dubberly

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

H. 1020 Sixth St:

Application: Renovation and 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 ARC stated that exploratory demolition should be conducted to see what historic fabric is remaining under the applied stone and stucco. The proportions of the entablature need further study and the columns should be larger and rectangular, typically 10x8.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

I. 813 Teche St:

Application: New construction of a 2,020 SF three-story, single-family residential building on a vacant lot.

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

- Reverse the roof pitch to reduce the massing at the primary, street-facing façade,
- Explore a setback of the third-floor volume above the second-floor balcony,
- Simplify the cladding's texture and tone for a more cohesive overall massing,
- Study the alignment of window openings,
- Align the garage door header height with the ground-floor entry door,

- Investigate more expressive window recess or framed trim, and
- Examine options for vertical railing.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

J. 2139 Dauphine St:

Application: Structural modifications including installation of new support posts at a deteriorated second-floor cantilevered balcony at the right-side of a Contributing rated, two-story, single-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 agreed that:

- The request to structurally modify the cantilevered balcony is understandable given its current deteriorated condition.
- Because the balcony has already been substantially modified over time, and because there is precedent for the installation of new columns at the balcony corners, the proposed condition is considered appropriate. However, a third column could also be installed at the balcony midspan, if necessary for additional structural support.
- New column trim should be plain and simple, so the overall modification is minimal and visibly legible as a contemporary intervention.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

K. 1437 Pauger St:

Application: Renovation including modification of first-floor door openings and installation of new rear gallery at a Significant rated, two-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 agreed that:

- The proposed exterior modifications are appropriate for the historic building.
- Rear porch Option 2 is preferred.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Cynthia Dubberly, Daniel Zangara

Opposed:

Comments: Tracie Ashe recused herself from this application.

L. 906 Poland Ave:

Application: New construction of a two-story building with a camelback, including the integration of the existing front façade at a Contributing rated, single-family, residential building.

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

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

M. Intex Products:

Application: Material review as an alternate material.

Motion: Approve the use of Intex products when the profiles can be replicated or are appropriate, such as new construction, and only where composite materials are already approved by the HDLC.

By: Daniel Zangara

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

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