

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: September 16, 2025

Location: Homeland Security Conference Room, 8th Floor

Called to order: 12:30PM

Members' Present: Amanda Rivera, Cynthia Dubberly, Jonathan Tate, Tracie Ashe

Members' arriving after beginning of the meeting:

Members' absent: Daniel Zangara

I. Roll Call

II. Minutes of the Tuesday, August 19, 2025, meeting.

Motion: Approve the minutes.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

III. Agenda

A. 2343 Prytania St, 1531 First St:

Application: Review of exterior changes since previous approval and final detail review of minimally visible gymnasium access stair as part of a previously approved new construction of a 23, 535 SF multi-story gymnasium 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 voted to recommend conceptual approval with the final details to be worked out at the Staff level and for the details of the gymnasium access stair to return for additional ARC review once further developed. The ARC agreed that:

- There is no objection to the proposed new segmental arch-top window openings as currently shown on the gymnasium building.
- The raised square shown on the new metal window infill panels should be removed so the overall panel design is simpler. The detailing should also be carefully considered so that there is a clearer interplay of depth between the various façade elements.

- The color of the new infill panels should be similar to and complement the adjacent brick color, rather than contrast with it, so the overall building is more consistent and monochromatic. However, the window frames should be a more contrasting color, such as dark bronze to relate more to the existing conditions seen around the campus and to help hide shadows.
- Option B showing more simplified brick pilasters and “half-width” pilasters at the building corners is preferred, however, removing pilasters from the corners would also be acceptable.
- The garage door openings at the ground floor of the First Street elevation should be increased in width to align with the full width between the pilasters above.
 - For the smaller adjacent openings, the applicant should continue to explore configuration options that relate to the bays/openings above and that work proportionally across the full elevation.
- The arch-top openings proposed for the brick breezeway walls at the gymnasium access stair do not appear to be as successful as the alternative rectangular option, as there should be further differentiation between the gymnasium and stair massing. The applicant should further study and refine this design and detailing.
 - The ARC noted the arch-top openings may be more appropriate here if they can be expressed more like the full brick screen shown in the rectangular option.
- At the rear, non-visible area of the gymnasium and access stair, the ARC recommended the installation of a canopy (as shown on Page 20) and noted the massing setback shown between the gymnasium and stair may not be necessary.

By: Tracie Ashe

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Tracie Ashe

Opposed:

Comments: Amanda Rivera and Cynthia Dubberly were recused from this application. Due to a lack of quorum, the ARC could not make a motion to recommend to the Commission at this meeting. As such, the recommendations above will be ratified at the following ARC meeting.

B. 400 Celeste St:

Application: Changes to previously approved new construction of a 75,515 SF four-story, multi-family commercial building at a Landmark.

Motion: The ARC recommended conceptual approval of the proposal with the details to be worked out at the staff level. The ARC recommended that a small canopy or awning should still be at the fourth floor to finish the edge of the stair pop-up.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

In Favor: Amanda Rivera, Cynthia Dubberly, Tracie Ashe

Opposed:

Comments: Jonathan Tate was recused from this application.

C. 1516 Erato St:

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

Motion:

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

D. 12 Palm Ter, 4110 Carondelet St:

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

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the original garage façade should be retained, as is, with all trim and ornamentation. The footprint of the new addition should follow the width of the historic garage façade. The ARC recommended mitering the corners of the lap siding for a cleaner finish, having a recess between the new addition and the historic main house, and that the weatherboards and garage door should be more monochromatic to match the main house.

By: Jonathan Tate

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

E. 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 elevator massing was still too far forward on the property and obscured important features of the main house and porch. The ARC recommended moving the elevator at least one bay back so that it sits completely behind the porch. The ARC also stated that the stucco finish of the elevator massing from the previous submission was more successful than the louvered shutters.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

F. 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 recommend conceptual approval of the proposed renovation and new addition with the final details to be worked out at the Staff level. The ARC also agreed that:

- Option D is preferred.
- The proposed new window opening at the rear elevation should match the full previous opening size rather than the smaller window unit shown.
- The new three-story infill addition should be set back by a depth sufficient to ensure the protruding brick cornice at the top is set back at least 6 inches from the face of the adjacent existing historic building.
- The surround for the rear courtyard entryway at the front of the proposed new addition should be simplified and made of brick rather than stucco.
 - The tile cladding should only be installed at the interior faces of the entry opening and should not be applied to the exterior face as shown.
- The right-side elevation of the new addition should be clad in brick that returns around the corner. The applicant should provide a rendering or elevation drawings to Staff for review and approval prior to completing final drawings for this area.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

G. 2413-2415 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 recommend conceptual approval with the final details to return for additional ARC review once further developed. The ARC also agreed that:

- Option A is preferred because the massing is more appropriate for the visibility from Mandeville Street and because it places less emphasis on the front left corner of the camelback.
- Vertical wood siding is acceptable at the recessed area of camelback massing if the surrounding areas of horizontal lap siding are made to wrap the corners and terminate into the vertical siding, rather than using the perforated metal shown.
- Reduce the height of the sliding glass panel system from 8'-0" to 7'-0" so the overall roof ridge height can be lowered slightly.

- An option showing the roof extension at the left side of the camelback removed should be provided for the next review.
- The fixed pane window and right-side massing of the camelback should either be increased or decreased in width, so the massing and window relate better to the existing door and window openings below.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

In Favor: Amanda Rivera, Cynthia Dubberly, Jonathan Tate, 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 recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the roof of the new camelback should be adjusted to a front facing gable that extends towards the rear. The addition should also be symmetrical in massing and set in on the right side to match the left. The windows at the front of the camelback should be changed to one larger window in the stair.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In Favor: Amanda Rivera, Cynthia Dubberly, Jonathan Tate, 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:

- Explore the relationship of the building massing, including the relationship between the recessed porch & the massing overhead, and the relationship between the left & right-side massing to prioritize the building entry rather than the garage;
- Adjust the roof ridgeline to align with the change in massing;
- Increase the depth of the front porch to 5 feet and maintain the full width at the steps;
- Investigate left side aligning the pair of upper story windows with the ground floor porch windows below;
- Replace the panel cladding at the front porch with lap siding, and consider using differently sized lap siding to distinguish between the two masses;

- Evaluate adding a framed screening element above the garage door and maintain the top alignment with the entry door trim;
- Ensure all trim width is consistent throughout; and
- Remove vent at porch chain wall.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

In Favor: Amanda Rivera, Cynthia Dubberly, Jonathan Tate, 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:

By:

Second:

Result: Passed

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

Opposed:

Comments:

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