

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: January 20, 2026

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

Called to order: 12:30PM

Members Present: Jonathan Tate, Amanda Rivera, Cynthia Dubberley, Daniel Zangara

Members arriving after beginning of the meeting:

Members absent: Tracie Ashe

**I. Roll Call**

**II. Minutes of the Tuesday, December 15, 2025, meeting.**

Motion: Approve the minutes.

By: Jonathan Tate

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

**III. Agenda**

A. 1516 Erato St

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

Motion: The ARC voted to defer this application for additional review. Overall, the ARC stated that the massing of the proposal is overwhelming the historic context. While chipping away at the corners and creating balconies is a move in the right direction, further adjustments are needed. The ARC made several recommendations on how the massing could be further broken down including:

- Wrapping the balconies further down the side elevations to give the top floors a pulled back massing with a lighter feel.
- Moving away from the symmetry of the design and further eroding the corner on the third floor to create a balcony on the left side closer to the historic residential buildings in response to explicit recommendations of the Design Guidelines.

The ARC also stated that the lack of fenestration and detailing on the side elevations is further exemplifying the imposing mass of the building. The ARC recommended starting to cut away areas of the massing to create balconies that would serve the occupants and create more visual interest.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

B. 7624 Saint Charles Ave

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

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

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

C. 524 Philip St

Application: Detail review of the new construction of a 3,007 SF one-story, single-family residential building with a 1,048 SF detached garage on a vacant lot.

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 entry gate should be the same height as the garage door and sliding shutters.

By: Jonathan Tate

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

D. 526 Marigny St

Application: New construction of a 2,627 SF two-story, single-family residential 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 A is preferred.

- Security at the entry vestibule should be integrated with the overall building design, and this can be accomplished utilizing shutters at this area.
- Wood entry steps should be replaced with masonry (e.g., stucco-coated) to continue the stucco foundation banding onto the stairs.
- Balcony detailing such as column trim, fascia, guardrails etc. must match historic precedent.
- At least one door opening onto the balcony is desirable; however, two doors are also acceptable. If only one door is provided, it should align with the entry door and vestibule below.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

E. 1800 Prytania St

Application: Renovation of a Contributing rated, two-story, two-family residential building and the renovation of a Contributing rated, accessory building including a new exterior stair.

Motion: Renovation of a Contributing rated, two-story, two-family residential building and the renovation of a Contributing rated, accessory building including a new exterior stair.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

F. 1531-1533 Euterpe

Application: Renovation of a Contributing rated, two-story, multi-family residential building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that new exterior egress stairs are not appropriate and should remain within the building envelope. The ARC also stated that not enough of the historic fabric, window and door openings, are being retained in the proposal. The ARC recommended retaining as many openings as possible and having fixed doors where they currently exist, but do not work with the new plan. Overall, the renovation should be more sympathetic to the historic fabric of the building.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

G. 1537-1539 Euterpe

Application: Renovation of a Contributing rated, two-story, multi-family residential building including infilling the rear galleries.

Motion: The ARC voted to defer this application for additional review. The ARC stated that infilling the massing at the rear, where there were likely balconies or galleries, was not appropriate. The ARC also stated that not enough of the historic fabric, window and door openings, are being retained in the proposal. The ARC recommended retaining as many openings as possible and having fixed doors where they currently exist, but do not work with the new plan. Overall, the renovation should be more sympathetic to the historic fabric of the building. The ARC also recommended removing the egress stair that was added to the front porch of the building.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

H. 439 Elmira Ave

Application: Changes to previously approved renovation and third-floor expansion at a Contributing rated, two-story, two-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 rooftop arbor structure to be revised to continue the perceived roof form;
- The previously approved primary, street-facing elevation to remain; and
- A simple awning to be added to the side entry at the north elevation.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

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

- A transom bar should be added between the front door and transom.
- More windows should be added to the side elevations closer to the front of the building (Foyer, Bedroom, and Stair)

- The windows at the side elevations should be a more traditional size, typically 3'x6'.
- The pilasters on the front wall of the house should be removed.
- The box beams at the first and second floor porches should be taller and a more typical proportion.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

J. 721-723 Louisiana Ave

Application: New construction of a 4,618 SF two-story, single-family residential building on a vacant lot.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that a stair should be added to the front porch, even if it is not a main entry. The ARC agreed that the sill height of the windows at the front of the camelback should be raised, so they are more traditional in size.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

K. 3243 Chippewa St

Application: New construction of a 4,605 SF two-story, mixed-use building on a vacant lot.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the overall massing and fenestrations needed further study to fit within the context. The ARC agreed that the cantilevered outer corner should be grounded. The ARC also stated that the building needed a stronger entry point and recommended extending the deck towards the front of the lot.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments: Public comment by Tomas Martin

L. 5604 Saint Charles Ave

Application: The review of new architectural metal roof shingles at a significant rated, two-story, single - family residential building.

Motion: The ARC voted to recommend denial of the application due to denial of the application due to insufficient information regarding the proposed product and a lack of visual examples showing how the material would appear when installed. The ARC recommended the following:

- Installation photographs of the metal panels on completed projects, preferably from local or similar residential contexts.
- Manufacturer data sheets, product specifications, diagrams, and information sheets for the proposed metal panels.
- Clear images showing the panels installed on a house similar in scale, style, and setting.
- Details on panel profile, finish, color, reflectivity, and texture.
- Installation details, including how the panels attach with trim, edges, and existing materials.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

M. 4025 Saint Claude Ave

Application: Renovation and new construction of rear addition at Contributing rated, two-story, mixed-use building including change in roof pitch of rear slope.

Motion: The ARC voted to recommend 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, Daniel Zangara

Opposed:

Comments:

N. 3636 Saint Charles Ave

Application: Renovation of a non- contributing rated, two - story, commercial building.

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

- Option 2 for the corner condition is preferred, without a railing.
- Extend the brick façade fully to the corner.
- Make the Antonine Street columns consistent and extend them to the corner.

- Remove railings in areas where there is no balcony.
- Simplify the railing design and remove decorative posts.
- Limit balcony projections to a maximum depth of 4 feet.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

O. 710 Saint Ferdinand St

Application: Request to reframe and modify the rear roof ridge height and roof slope due to an interior stair measurement error as part of a previously approved renovation and rear addition at 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.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

The Staff made a presentation to the ARC Members regarding the parameters for tinted glass to be considered in updated Guidelines.

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