

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: February 24, 2026

Location: Conference Room A, 7th Floor

Called to order: 12:30PM

Members Present: Amanda Rivera, Cynthia Dubberley, Daniel Zangara, Tracie Ashe

Members arriving after beginning of the meeting:

Members absent: Jonathan Tate

I. Roll Call

II. Minutes of the Tuesday, January 20, 2026, meeting.

Motion: Approve the minutes.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

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. The ARC stated that the moves made to lessen the massing were an improvement and going in the right direction.

However, the massing needs to be further broken down. The ARC recommended pushing the top two floors one bay back from the front facade. The setback portion of the top two floors should have a different material than the stucco below, however, the ARC stated that the faux wood was not an appropriate material. The third-floor parapet at the front façade should have a coping detail. The rooftop handrail should also be setback further from the front of the building. The ARC requested more finalized drawings for the next meeting including elevations of the sides of the building, sections through the window installations, and more details on materials.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

B. 623 Orange St:

Application: Renovation of a Landmark, two-story commercial building including infilling window openings.

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: Amanda Rivera, Cynthia Dubberley, Daniel Zangara, Tracie Ashe

Opposed:

Comments:

C. 1500 Henry Clay Ave:

Application: Change of roof pitch to garage and installation of a roof mounted generator at a Landmark, 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 the gable vent on the east side of the garage should be removed as it conflicts with the well wall for the generator.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

D. 1531-1533 Euterpe St:

Application: Renovation of a Contributing rated, two-story, multi-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 new rear stair should be shifted to the left, so it aligns with the wall rather than obscuring the balcony. The roof of the new stair should also be brought down so it does not align with the existing roof, so that it is a subordinate massing. The T3 windows at the left-hand side are not appropriate and the existing openings should be maintained. The ARC stated that the final drawings should verify that all details match the existing conditions.

By: Daniel Zangara

Second: Tracie Ashe

Result: Passed

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

Opposed:
Comments:

E. 1537-1539 Euterpe St:

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 reiterated that infilling the rear area, where galleries historically existed, was not appropriate. The ARC recommended trying different options with the floor plan to maintain the existing footprint. The ARC stated that paired windows were not appropriate for the building style.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

F. 3243 Chippewa St:

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

Motion: The ARC recommended conceptual approval of the massing with the details to be worked out at the ARC level. The ARC requested more information on materials and detailing when the application returns to the ARC. The ARC stated that the solid corrugation at the second-floor façade should be extended further to the left to give the window more breathing room.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

G. 6137 Dauphine St:

Application: New construction of a 2,775 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 to change the double front door to a single door with a sidelight and add a transom above the front door. Raise the porch eave height from 10 feet to 12 feet. The ARC recommended the porch columns to be 10" x 6" once the porch is raised. Porch depth to be minimum of 5 feet. Revise the front elevation windows to either extend from floor to ceiling or match the standard size of 5' x 3' with a 3-foot base height. Lower the roof pitch from 9:12 to 7:12. Adjust the dormer width to match the width of the front door and sidelights; the dormer should contain two windows. Remove the firewall.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

H. 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 stated to extend the brick façade along Saint Charles Avenue to match the existing height and architectural language and continue that same brick treatment around the corner onto Antonine Street, so the corner clearly matches and reads as a seamless extension of the Saint Charles Avenue façade. Revise the corner design so that it does not read as a separate third element, but instead as a continuation of the primary brick façade. Paint the brick to match the existing building, or alternatively, stucco the brick to match the existing façade.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

I. 717 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.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

J. 1822 Hastings Pl:

Application: Renovation and 1,680 SF addition at a Contributing rated, two-story, single-family residential building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that they would like to review the Sanborn maps to determine if the rear portion of the structure is original and if it is, it should be retained. If the rear is not original, the new rear addition should

not be seamless with the historic massing and should be subordinate. The addition should be set in on the side elevations with a lower ridge line at the roof. The ARC also stated that the massing of the right-side addition was not appropriate with a solid massing above an open first floor. The ARC recommended making the addition enclosed so it appears as one solid massing from the public right-of-way. The new iron handrail at the front porch should match the historic photo and have a simple metal handrail at the stair.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

K. 638 Toledano St:

Application: Renovation of a Contributing rated, two-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 the double door at the addition should be changed to a single door and window, preferably with the door to the right and a window on the left. The stair leading to the addition should also be narrower and lead to the door, rather than be the full width of the deck. The ARC stated that the roof pitch at the addition should be increased to a 4/12 and the overhang at the front should be deeper to protect the new entry door.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

L. 1226 Magazine St:

Application: After-the-fact review of garage door infill at a Contributing rated, raised-basement, commercial 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 siding at the infill should be changed to stucco to match the other side of the raised basement. The window in the infill should be replaced with a simple 1/2 grid patterned window, with staff approval.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

M. 1820 Dauphine St:

Application: Renovation and 1,079 SF two-story addition at the rear of a Contributing rated 1-1/2 story residential building.

Motion:

By:

Second:

Result: Passed

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

Opposed:

Comments:

N. 1231-1233 Alvar St:

Application: Renovation and a 900 SF 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 revise the drawings to accurately depict the existing house as it currently stands. Retain the front façade and all original detailing. Retain the existing decorative gable window. Add vertical trim at the transition point where the original house connects to the addition.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

O. 2235 Bayou Rd:

Application: Renovation and a 500 SF addition at a Contributing 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: Amanda Rivera, Cynthia Dubberley, Daniel Zangara, Tracie Ashe

Opposed:

Comments:

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

