

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: April 21, 2026

Location: Homeland Security Conference Room, 8th Floor

Called to order: 12:30PM

Members Present: Amanda Rivera, Tracie Ashe, Cynthia Dubberley

Members arriving after beginning of the meeting: Daniel Zangara

Members absent: Jonathan Tate

I. Roll Call

II. Minutes of the Tuesday, March 24, 2026, meeting.

Motion: Approve the minutes.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In Favor: Amanda Rivera, Tracie Ashe, Cynthia Dubberley

Opposed:

Comments:

III. Agenda

A. 7929 Freret St:

Application: Renovation and changes to roof at a Landmark, one-story, single-family residential building.

Motion: The ARC voted to defer this application for additional review. The ARC requested a comprehensive roof plan that shows all existing roof planes and the full drainage system. The ARC stated that the horizontal downspouts along the terrace were not appropriate. The ARC recommended rerouting some of the drainage from higher up so that it does not all fall onto the portico. For the boxing in of the underside of the eaves above the portico, the ARC recommended stepping the flashing further back from the edges.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

B. 2422 Saint Thomas St:

Application: New construction of a 2,204 SF two-story, single-family residential building on a vacant lot.

Motion: The ARC recommended conceptual approval of the main proposed massing, not the options, with the details to be worked out at the ARC level. At the next meeting, the ARC requested more details of the materials, garage door, and windows. The ARC stated that the window-to-wall ratio on the façade needs further study and recommended two evenly spaced windows with matching sill heights. The downspout on the front right side should be rerouted so it does not intersect the wood paneling.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

C. 409 Bouny St:

Application: Renovation and camelback addition to a Contributing rated, one-story, single family residential building.

Motion: The ARC recommended conceptual approval with the recommendation to lower the second story top plate height to 8'-0" and lower the gable vent by an equal amount.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

D. 513-515 Patterson St:

Application: Rear addition to a Contributing rated, two-story, two-family residential building.

Motion: The ARC recommended conceptual approval with the following recommendations:

- Revise the Bauman St elevation at the ground floor addition to replace the combined opening with separated door and window elements, aligned with the adjacent original building windows
- Extend the parapet wall on the Bauman St side of the roof deck to the rear in lieu of the open baluster railing

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:
Comments:

E. 518 Spain St:

Application: New construction of a 1,110 SF one-story residential building to replicate the massing, type, and details, including incorporation of the previously approved Contributing rated façade retained following partial demolition to grade.

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 size and proportions of the building's existing wood windows shall be thoroughly documented to ensure that all new window units match as closely as possible in size, type, light configuration, and installation depth, and that they incorporate standard wood trim, a sloped wood sill, and a wood drip cap.
- Because the replacement structure is considered new construction, reinstallation of a corrugated metal roof does not meet the HDLC Design Guidelines and cannot be approved at the Staff level. The most appropriate roofing material is asphalt shingles selected from the HDLC list of pre-approved brands and colors; however, standing seam metal roofing in a darker, less reflective finish (galvanized and galvalume finishes are not approvable) may also be approved at the Staff level.

By: Amanda Rivera

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

F. 933 Louisiana Ave:

Application: Renovation and reconstruction of fire damaged rear addition at a Contributing rated, one-story, multi-family residential 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: Amanda Rivera, Tracie Ashe, Cynthia Dubberley, Daniel Zangara

Opposed:

Comments:

G. 3008-3010 Laurel St:

Application: Renovation and a 1,075 SF rear addition at a Contributing rated, 1-1/2 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 option with two landings at the façade was the most appropriate. If French doors are used at the façade, they should be true French doors. The downspout on the right should be routed to the side elevation rather than the front.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

H. 501 Philip St:

Application: Replace existing stucco with weatherboards at a Non-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 change from 6/6 windows to 2/2 is appropriate. However, the request to remove the stucco and install weatherboards is not appropriate for the style of building. The ARC recommended finding the source of the deterioration and reinstalling the stucco properly.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

I. 1332 Saint Mary St:

Application: New construction of a 1,975 SF two-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:

- The foundation should be brought down to BFE to fit in with the neighborhood.
- The columns should be rectilinear with the wide face facing out.
- The porch should have a 5' depth.
- The first-floor openings should have a 9'-6" head height.
- A box beam should be added at the gallery.
- The openings at the first and second floor on the façade should align vertically.
- The door and window at the first-floor façade should have square tops rather than arched.
- The front steps should be narrower than the bay.
- The head heights of all openings should align horizontally across all elevations.

- There should be an additional window added at the stair; this could be an interesting window like a diamond shape.
- The roof pitch should be brought down to a 7/12.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

J. 2310-2312 Magazine St:

Application: New construction of a 3,700 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 the measurements of the house to the right should be verified so that the proposed building matches in proportion, including the BFE and column sizes. The ARC also stated that the stair handrails should be simplified to a single lamb's tongue handrail rather than the wrought iron. The window closest to the façade on the right elevation should be moved over so it is not so close to the edge of the house. Parking is not permitted in the front yard.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

K. 2847 Chippewa St:

Application: Renovation and front and rear additions totaling 1,000 SF at a Non-Contributing rated, one-story, single-family residential building.

Motion: The ARC voted to defer this application for additional review. The ARC requested a block face elevation with the proposed new façade. The ARC stated that the overall proportions of the new front façade needed further study. The façade appeared too low in comparison to the neighboring buildings and the openings appeared too wide in contrast. The ARC also recommended that a front stair be added to the front porch, more windows to be added at the side elevations closest to the street, and that the pork chop eaves be removed.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

L. 1531 Governor Nicholls St, 1208 N Robertson St:

Application: Application removed from agenda. This item was not heard.

M. 1323-1325 Saint Philip St:

Application: New construction of a 4,000 SF, three-story, single-family residential building on a vacant lot.

Motion:

By:

Second:

Result: Passed

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

Opposed:

Comments:

N. 3342 Esplanade Ave:

Application: Rear 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. The ARC approved the replacement of the existing roof of the historic portion of the building with a new standing seam metal roof, but they denied the replacement of original French doors with new that do not match the original in material, profile, and detailing.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

O. 1020 Desire St:

Application: New construction of a 3,840 SF, two-story, single-family residential building on a vacant lot.

Motion:

By:

Second:

Result: Passed

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

Opposed:

Comments:

P. 2128 Saint Claude Ave:

Application: Interior renovation including installation of new storefront system and access door at the partially visible rear courtyard side of a Contributing rated, two-story, commercial building.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC agreed the proposed door replacement and installation of new storefront system are appropriate for the existing building as shown.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

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