

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: June 16, 2026

Location: Homeland Security Conference Room, 8th Floor

Called to order: 12:30PM

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

Members arriving after beginning of the meeting:

Members absent:

I. Roll Call

II. Minutes of the Tuesday, May 19, 2026, meeting.

Motion: Approve the minutes.

By: Jonathan Tate

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

III. Agenda

A. 3643 Camp St:

Application: New application for a 2,114 SF two-story addition at a Landmark, residential building with a new architect.

Motion: The ARC voted to defer the application until the next ARC meeting so the applicant may attend the meeting. The ARC also stated that the proposed drawings did not reflect the previous ARC recommendations and have not changed in a significant way for rereview.

By: Jonathan Tate

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

B. 2127 Prytania St:

Application: Proposed changes to Landmark, commercial building as part of a larger renovation.

Motion: The ARC recommended conceptual approval of most of the proposed changes with the details to be worked out at the staff level. The ARC stated that the awning over the rear stair was not appropriate, as it makes the non-conforming condition more visible and bulkier. The awnings on the courtyard side, the most visible side of the building, were also not approved by the ARC, as it is an atypical addition to a building of this type and style. The ARC did recommend approval of the awnings on the interior side, the curtains at the wraparound porch, and the proposed landscape features.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

C. 1401 Erato St:

Application: Rescheduled to next meeting. Item was not heard.

D. 2422 Saint Thomas St:

Application: Detail review of the 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 proposal with the details to be worked out at the staff level. The ARC stated that the Option 2 façade should be used, but that the side elevations of the main proposal were approvable. The ARC also stated that the front entrance gate location in the previous submission was preferred to the current proposal.

Overall, the ground-floor feels too incongruent with the streetscape. The ARC recommended bringing some of the open picket design on the right side of the garage to the front to create more transparency. The top panel of the garage opening could be changed to a fixed element that is visually open.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

E. 501 Philip St:

Application: Explore alternate materials to existing stucco siding at a Non-Contributing rated, two-story, single-family residential building.

Motion: The ARC recommended conceptual approval of the brick siding with details to be worked out at staff level. The ARC recommended deferral of the panel system for further

refinement. The panels should be larger to more closely resemble stucco, and the control joints should better align with the openings. The ARC requested that the applicant verify the drawings match the existing conditions, especially in opening placement.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

F. 836 Toledano St:

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

Motion: The ARC recommended conceptual approval of the massing with the details to be worked out at the ARC level. The ARC requested details of the roof deck handrail and siding materials and the next ARC meeting. The ARC stated the option that retains the bay window roof was more appropriate. The street-facing scupper at the camelback should be moved to the side elevation where it has less visual prominence.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments: Jonathan Tate recused himself from this item.

G. 901 Piety St, 3315 Burgundy St:

Application: Rescheduled to next meeting. Item was not heard.

H. 6124-6126 Royal St:

Application: Renovation and 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 recommended the following:

- Make sure all drawings match. The floor plans, elevations, renderings, and other drawings should all show the same design. Currently, the front elevation shows a door at the side gallery that is not shown elsewhere in the plans.
- A door is not required at the side gallery entrance. If you would like to include a door, that is acceptable, but it must be shown consistently on all drawings.
- Enclose the crawl space beneath the front porch.
- The windows at the rear addition may remain the size currently shown on the drawings. However, the windows cannot be vinyl.

- The current door heights at the side gallery were found to be appropriate and may remain as proposed.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

I. 2701 De Soto St:

Application: Renovation of a Contributing rated, two-story, single-family residential building including partial roof demolition.

Motion: The ARC voted to defer the application for additional review. The proposed roof form for the second-floor addition was determined to be inappropriate because it obscures the original massing of the building. However, a modest roof cricket designed to address water drainage from the building's midsection may be approved at the staff level. If additional habitable space is desired, the ARC recommends investigating opportunities to expand within the site footprint, such as a rear addition, rather than adding a second-story addition to the existing building

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

J. 710 Third St:

Application: New construction of a 1,160 SF one-story, single-family residential building (demolition of existing building already approved).

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the two functional windows on the façade should have shutters to match the faux shuttered opening.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

K. 919 First St:

Application: Addition of a covered porch at the right side of a Contributing rated, one-story, single-family residential 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 HVAC location was not appropriate and should be relocated to the shed roof at the rear, where it will not be visible.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

L. 1803-1805 S Carrollton Ave, 8037 Hickory St:

Application: Structural renovation including construction of new double-gallery, new covered rear porch, new rear roof dormer, and reconfiguration of window openings at the front and sides of a Contributing rated, two-story, residential building.

Motion: The ARC voted to defer the application for additional review. The ARC agreed that:

- The proposed replacement of the existing single gallery with a new double gallery is not considered appropriate, as it would substantially modify a defining architectural feature, alter the appearance and historic character of the building's primary façade, and create the false impression that the building was historically constructed as a double-gallery structure. As such, the ARC recommended retaining the existing gallery configuration while addressing any structural issues and selectively replacing deteriorated elements, as necessary.
 - For example, the existing fabric awning may be repaired or replaced to match the existing, which would continue to provide rain and sun protection at the second-floor balcony while retaining the lighter appearance and historic character of the single-gallery configuration.
- The proposed changes to the size and location of window openings at the left and right side elevations are too extensive and are not considered appropriate. The ARC noted that the proposal would disrupt the existing alignment and rhythm of the openings, require substantial modification of historic building fabric, and result in an excessive alteration of the building's exterior appearance.
- The proposed new full-height window at the first-floor level of the front porch should have a 6-over-2 light configuration.
- The proposed door change is approved; however, the position of the door relative to the column bay and window above should be based on any historic framing evidence identified within the interior, should such evidence become available.
- The roof extension above the proposed rear covered porch appears too shallow in pitch for asphalt shingles. As such, the ARC recommended either a standing seam metal roof in a darker, less reflective finish at this location, or a slight increase in the roof pitch to accommodate asphalt shingles.

- The additional decorative panel detailing shown at the new rear porch column and newel post should be removed to simplify the design and detailing of this area.
- The proposed rear dormer is considered appropriate; however, it should be modified to better relate to the size, proportions, and detailing of the existing building.
 - The dormer is too wide and too tall and should be reduced in both width and height. In addition, the trim element shown between the window opening and the pilasters should be eliminated.
 - The dormer should be lowered on the roof such that its ridge line approximately aligns with the point at which the masonry chimney springs from the roof on the opposite side.
 - The pilasters should be removed and replaced with simple flat cornerboards.
 - The window should more closely match the existing historic window configuration, such as a 6-over-1 light or casement window.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

M. 5800 Saint Charles Ave, 1542-1544 Nashville Ave:

Application: Expansion of existing garage 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 recommended the following:

- The ARC supported the proposed single-door design. However, the opening should be increased from 12 feet to at least 13 feet in width to better align with the upper-story windows and shutters.
- The ARC recommended simplifying the roof design by removing the curved elements.
- The ARC also recommended reducing the roof pitch, if feasible, so that the roof appears less prominent and better proportioned to the building.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

N. 620-622 Louisa St:

Application: Modifications to previously approved renovation and 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 made the following recommendations:

- The proposed changes to the front façade and parapet are too decorative and differ significantly from the existing historic building. The ARC found no evidence that the building originally had the architectural style or detailing being proposed. As a result, the ARC does not support the proposed changes to the front façade or parapet.
- The existing front façade should remain unchanged. The current window, columns, parapet, and architectural detailing should be retained.
- The ARC recommended performing limited exploratory demolition on the interior to determine whether there is evidence that the original window openings were larger than they are today.
- Please provide historic photographs, documentation, or other evidence showing the original appearance of the building. Any proposed changes to the façade should be supported by documentation demonstrating that they are historically appropriate for the property.
- The ARC recommended denial of the proposed increase in the overall size and massing of the building. The previously approved massing shall be maintained, and the proposed balcony and additional rear massing shall be removed from the design.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

O. 7003 Saint Charles Ave:

Application: Demolition and new construction of a garage at a Contributing rated, two-story, single-family, residential building.

Motion: The ARC recommended conceptual approval of the massing with the details to be worked out at the ARC level with the following comments:

- The ARC felt that the architectural detailing should be simplified and made more compatible with the primary historic house. This includes but is not limited to simplifying elements such as the water table/banding to better reflect the detailing found on the main building.
- The ARC recommended that the applicant provide more than one design option for review so that alternative approaches can be considered.
- Mechanical equipment on the roof should be moved further back from the front edge of the building to reduce its visibility from the public right-of-way.
- Verify that the proposed building height of 10 feet is permitted by Zoning.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

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