

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: October 21, 2025

Location: Conference Room A, 7th Floor

Called to order: 12:30PM

Members' Present: Cynthia Dubberly, Daniel Zangara, Jonathan Tate, Amanda Rivera

Members' arriving after beginning of the meeting: Tracie Ashe

Members' absent:

I. Roll Call

II. Minutes of the Tuesday, September 16, 2025, meeting.

Motion: Approve the minutes.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

III. Agenda

A. 2343 Prytania St, 1531 First St:

Application: Ratification of previous ARC recommendations due to lack of quorum, review of massing change since previous approval, and final detail review of gymnasium access stair as part of the 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 ratify the previous ARC recommendations from September 16, 2025, meeting and voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC also agreed that:

- The proposed gymnasium access stair facade Option 1, showing perforated brick with plain front facing First Street, is preferred.
- The removal of one articulated bay from the Prytania Street and St. Charles Avenue elevations is not successful as the alignment with the massing above is not as necessary as

reducing the blank wall space and increasing the of visual interest. The previous articulation of bays should be reintroduced at both sides of the building.

By: Tracie Ashe

Second: Daniel Zangara

Result: Passed

In Favor: Daniel Zangara, Jonathan Tate, Tracie Ashe

Opposed:

Comments: Amanda Rivera and Cynthia Dubberly were recused from this application.

B. 3643 Camp St:

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

Motion: The ARC voted to defer this application for additional review. The ARC requested verification that all drawings are accurate to the historic building and clear on any changes being proposed. The ARC requested further detailing of the hyphen massing for review. The ARC stated that the massing of the proposed addition is too large and should return to the previously approved footprint and location.

By: Cynthia Dubberly

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

C. 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.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

D. 1228-1230 Oretha Castle Haley Blvd:

Application: Renovation and construction of a 515 SF rear covered patio at a Landmark, commercial building.

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

By: Cynthia Dubberly

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

E. 813 Teche St:

Application: New construction of a 2,020 SF three-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 made the following recommendations:

- Provide vertically spaced venting above the garage door; and
- Increase the spacing between the pair of upper story windows on the front façade.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

F. 1802 Hastings Pl, 1700 Magazine St:

Application: New construction of a 4,037 SF three-story, mixed-use 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 cornice should be deeper with at least 1 additional course of brick. A soldier course of brick should be added at the front door overhang. The ARC recommended verifying that the storefront glazing on the ground floor meets impact ratings.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

G. 1200-1206 S Carrollton Ave:

Application: Change of storefront entry at a Landmark, commercial building.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the new transom should be a single pane.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

In Favor: Cynthia Dubberly, Jonathan Tate, Amanda Rivera

Opposed: Daniel Zangara, Tracie Ashe

Comments: Daniel and Tracie expressed their concerns with creating a false history with the proposed doors and preferred a more contemporary option.

H. 928 Felicity St:

Application: Removed from agenda. Item was not heard.

I. 823 Ninth St:

Application: Renovation and construction of a 2,164 SF two-story rear addition at a Contributing rated, one-story, single-family residential building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the width of the proposed side addition should be no more than ½ the width of the existing house. The floor-to-ceiling height of the first and second floors of the addition should be lowered. The new side porch column should not be taller than the existing front porch columns.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

J. 714 Seventh St:

Application: New construction of a 1,770 SF two-story, single-family residential building and demolition of a Contributing rated, two-story, single-family residential building to grade.

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

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

K. 715 Louisiana Ave:

Application: New construction of a 1,770 SF two-story, single-family residential building and demolition of a Contributing rated, two-story, single-family residential building to grade.

Motion: The ARC voted to defer this application to allow the applicant to be present.

By: Cynthia Dubberly

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

L. 710 Ninth St:

Application: Renovation and a 580 SF camelback 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 stated that the window at the front of the camelback should be replaced with more typical, vertical windows. There should be a window on the stair landing and one in the bedroom. The window in the utility room on the first floor should be a simple 1/1 window to match the new windows on the house. If the front column is replaced, the ARC recommended using an Arts & Crafts style column.

By: Amanda Rivera

Second:

Result: Passed

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

Opposed:

Comments:

M. 825 Deslonde St:

Application: New construction of a 1,627 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 recommended the following:

- Provide a street context drawing that depicts the surrounding streetscape and verifies building heights.
- Submit a site plan with accurate site dimensions, showing how the front façade and porch align with neighboring properties.
- Ensure the front porch is a minimum of 5'-6" in depth.
- Add additional windows to the right and left side elevations.
- Possibly include windows at the stair location.

By: Tracie Ashe

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

N. 915 N Robertson St:

Application: New construction of a 1,460 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 recommended the following:

- Provide street context drawing depicting the streetscape.
- Remove the front porch columns and cantilever the second floor over the steps/porch.
- Remove the stem wall.
- Raise the height of the front porch.
- Add a trim board to establish a clear and logical termination point for the siding on the second floor.
- Simplify the front elevation window configuration to either two-over-two or one-over-one windows.
- Add additional windows to the upper front portion of the side elevation.
- Verify the Base Flood Elevation (BFE).
- Confirm the zoning designation for the lot.

By: Tracie Ashe

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

O. 901 Elmira Ave, 827 Homer St:

Application: New construction of a 2,667 SF two-story, two-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 made the following recommendations:

- Provide context drawing of the existing building elevations along the block to set the ceiling heights of the new building;
- Adjust window head height accordingly;
- Provide a trim detail for transition between cladding materials at the front and rear roof gables;
- Increase the porch depth to be 5'-0" clear; and
- Extend the front pier walls to extend the full depth of the porch.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

P. 5330 Burgundy St:

Application: New construction of a 1,580 SF one-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 recommended the following:

- Adjust the front door height to 8 feet and remove the transom.
- Center the middle column so the bays are equally spaced, and ensure the railing seamlessly terminates into the column.
- Adjust the side door height to 8 feet and remove the transom.
- Center the side door.
- Ensure all door and window header heights are consistent throughout.
- Front porch depth must be a minimum of 5 to 6 feet.
- Revise the driveway design to two strip lines instead of a full slab.
- Raise the windowsill height from 2 feet to 2 feet 9 inches.
- Modify window sizes to 3 feet by 5 feet (3' x 5').
- Replace the small tempered window on the side elevation with a two-over-two window, matching the header height of other windows.
- Adjust the small transom window at the rear so its height aligns with all other windowpanes.
- Set the driveway back 20 feet from the front wall (currently shown at 19 feet).

By: Daniel Zangara

Second: Tracie Ashe

Result: Passed

In Favor: Cynthia Dubberly, Daniel Zangara, Tracie Ashe

Opposed: Amanda Rivera, Jonathan Tate

Comments:

Q. 5332 Burgundy St:

Application: New construction of a 1,580 SF one-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 recommended the following:

- Adjust the front door height to 8 feet and remove the transom.
- Center the middle column so the bays are equally spaced, and ensure the railing seamlessly terminates into the column.
- Adjust the side door height to 8 feet and remove the transom.
- Center the side door.
- Ensure all door and window header heights are consistent throughout.
- Front porch depth must be a minimum of 5 to 6 feet.
- Revise the driveway design to two strip lines instead of a full slab.
- Raise the windowsill height from 2 feet to 2 feet 9 inches.
- Modify window sizes to 3 feet by 5 feet (3' x 5').
- Replace the small tempered window on the side elevation with a two-over-two window, matching the header height of other windows.

- Adjust the small transom window at the rear so its height aligns with all other windowpanes.
- Set the driveway back 20 feet from the front wall (currently shown at 19 feet).

By: Daniel Zangara

Second: Tracie Ashe

Result: Passed

In Favor: Cynthia Dubberly, Daniel Zangara, Tracie Ashe

Opposed: Amanda Rivera, Jonathan Tate

Comments:

R. 700-704 Touro St:

Application: Renovation and construction of an 816 SF rear camelback addition at a Contributing rated, one-story, two-family residential building.

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

- There was some concern about precedent and whether the proposed form of the addition is appropriate for the existing historic building and context. The addition was noted as potentially acceptable given that it clearly reads visually as a new addition that could be removed without substantially impacting the appearance and integrity of the existing building.
 - The ARC requested 3D eye-level render views be provided for the next review from points along Touro, Royal, and Kerlerrec Streets to better evaluate the visibility of the addition.
- Dimensioned floor plans should also be provided for the next review, including setbacks.
- The proposed roof and siding materials should be more clearly indicated.
- The HVAC equipment proposed at the roof between the new 2nd floor addition massings should be more clearly indicated to evaluate visibility.
- The height of the ridge should be lowered slightly so the addition roof pitch can be lowered so it better relates to the existing roof slope and to further reduce its overall visibility.

By: Amanda Rivera

Second: Cynthia Dubberly

Result: Passed

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

Opposed:

Comments:

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