

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: December 16, 2025

Location: Conference Room A, 7th Floor

Called to order: 12:30PM

Members Present: Tracie Ashe, Cynthia Dubberly, Jonathan Tate

Members arriving after beginning of the meeting: Daniel Zangara

Members absent: Amanda Rivera

I. Roll Call

II. Minutes of the Tuesday, November 18, 2025, meeting.

Motion: Approve the minutes.

By: Jonathan Tate

Second: Cynthia Dubberly

Result: Passed

In Favor: Tracie Ashe, Cynthia Dubberly, Jonathan Tate

Opposed:

Comments:

III. Agenda

A. 2127 Prytania St:

Application: Request to install an exterior stair at side gallery of a Landmark, commercial building.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the proposed location of the new stair was not appropriate. Because there is evidence of a historic stair at the underside of the side gallery, the ARC agreed that the stair should be relocated to that location. The stair location can be modified within the gallery to accommodate the ground floor mechanical equipment.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

B. 1600 Magazine St:

Application: Detail review of the new construction of an 8,307 SF 3-story commercial 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:

- Simplify the cornice at the penthouse and reduce the overall height.
- Clad the penthouse in metal or stucco, as the brick reads too heavy.
- Study the proportions of the open-air apertures on the 2nd floor.
- Simplify the brick articulation above the windows.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

C. 524 Philip St:

Application: 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 massing with the details to be worked out at the ARC level. The ARC made the following recommendations:

- The garage door should have more transparency and be further detailed to better relate to the vertical entry gate.
- The roof pitch should be steeper and the overhangs at the side elevations should be minimized.
- The parking pad should be changed to parking strips or permeable paving.

By: Cynthia Dubberly

Second: Jonathan Tate

Result: Passed

In Favor: Tracie Ashe, Cynthia Dubberly, Jonathan Tate, 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 defer this application for additional review. The ARC made the following recommendations:

- Remove the second entrance and stoop into the dining room and replace with a window.

- Change side facing stoop at remaining door opening with a straight stair and vestibule.
- Columns should be added at the second floor of the balcony to make the building more contextual.
- More windows should be added to the front elevation of the setback massing as well as on the north elevation.

By: Tracie Ashe

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

E. 2413-2415 Burgundy St:

Application: Final detail review of previously approved new construction of a 1,310 SF camelback addition at a Contributing rated one-story, two-family residential building.

Motion:

By: Tracie Ashe

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

F. 5800 Saint Charles Ave:

Application: Renovation of existing sunroom at a Contributing rated, two-story, single-family residential building.

Motion:

By:

Second:

Result: Passed

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

Opposed:

Comments:

G. 3021-3037 S Carrollton Ave:

Application: Renovation of Non-Contributing rated one-story commercial building including modification of façade and installation of new roof parapets.

Motion:

By: Tracie Ashe

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

H. 4854 Camp St:

Application: New construction of an illegally demolished Contributing rated, one-story, single-family residential building.

Motion:

By:

Second:

Result: Passed

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

Opposed:

Comments:

I. 1437-1439 Pauger St:

Application: Request to replace an existing wood gable louver vent with a window and to replace an existing double hung window at the right side with an enlarged paired casement window as part of a previously approved renovation of a Significant rated, two-story, two-family residential building.

Motion:

By: Daniel Zangara

Second: Cynthia Dubberly

Result: Passed

In Favor: Cynthia Dubberly, Jonathan Tate, Daniel Zangara

Opposed:

Comments: Tracie Ashe recused herself from this item.

J. 606-608 Frenchmen St:

Application: Replacement and reorganization of existing exterior decks and access stairs visible from Chartres and Kerlerec Streets at the rear of a Contributing rated two-story commercial building.

Motion:

By: Jonathan Tate

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

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

