

New Orleans Historic District Landmarks Commission  
Architectural Review Committee  
Meeting Minutes

Date: March 24, 2026

Location: Conference Room A, 7<sup>th</sup> Floor

Called to order: 12:30PM

Members Present: Amanda Rivera, Tracie Ashe, Jonathan Tate

Members arriving after beginning of the meeting:

Members absent: Cynthia Dubberley, Daniel Zangara

**I. Roll Call**

**II. Minutes of the Tuesday, February 24, 2026, meeting.**

Motion: Approve the minutes.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

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 recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the roof pop-ups should be clad in a light color Nichiha siding rather than the stucco and they should be lowered as much as possible. The entrance ramp should have a curb wall that aligns with the top of the stair, with a handrail on top, to further blend it into the entrance circulation and minimize the handrail.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

Opposed:

Comments:

B. 1819-1833 Polymnia St:

Application: Renovation of a Landmark, commercial building.

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

By: Jonathan Tate

Second: Amanda Rivera

Result: Passed

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

Opposed:

Comments:

C. 1537-1539 Euterpe St:

Application: Renovation of a Contributing rated, two-story, multi-family residential building.

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 and that the proposed may have too much program for the building envelope. The ARC also stated that the stucco at the proposed addition is not an appropriate material for this building.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

Opposed:

Comments:

D. 1822 Hastings Pl:

Application: Renovation and 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 stated that the proposed porch should have a shed roof rather than a hip and should be raised up slightly. The side porch columns should be simplified and the door to the porch should have the same header height as the adjacent windows. The windows at the addition should also be simplified to 2/2 grids and the handrail at the front stair should be simplified to a single lamb's tongue handrail with no pickets.

By: Tracie Ashe

Second: Jonathan Tate

Result: Passed

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

Opposed:

Comments:

E. 5604 Saint Charles Ave:

Application: The review of new architectural metal roof shingles at a Significant rated, two-story, single-family residential building.

Motion: The ARC recommended denial of the proposed metal roof shingles on the significant-rated structure, as the material does not adequately replicate the appearance of slate or asphalt shingles. Specifically, the metal shingles do not accurately reflect the shapes, or variegated texture of traditional materials and appear too uniform.

By: Amanda Rivera

Second: Jonathan Tate

Result: Denied

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

Opposed: None

Comments:

Motion: The ARC deferred approval of the Granite Ridge product for use on non-significant-rated properties. The ARC has also requested an in-person sample and examples of the material installed on local buildings for further review.

By: Amanda Rivera

Second: Jonathan Tate

Result: Deferred

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

Opposed: None

Comments:

F. 1118 Thalia St:

Application: New construction of a 3,340 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 made the following recommendations:

- The first floor, floor-to-ceiling height should be lowered to 11' or the second floor, floor-to-ceiling height should be raised to 11'.
- More windows should be added at the first and second floors on the right and left elevations, closer to the front of the house.
- At the side entrance, the column and massing above should align. Either the porch should get deeper, or the massing above should be pushed back.
- The front porch columns should be 10'x8' and a box beam should be added at the first floor.
- Transoms are not appropriate over windows. Windows should be full height.
- The handrails should be 36" high simple metal pickets.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

Opposed:

Comments:

G. 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 voted to defer this application for additional review. The ARC requested massing studies and sections for the next meeting to further understand the development process and massing of the proposed. The ARC stated that the overall massing, roof slope, and lack of fenestrations needed further study. The option with the setback entrance canopy was preferred by the ARC. The entrance gate should have some transparency to further identify it as the main entrance.

By: Jonathan Tate

Second: Tracie Ashe

Result: Passed

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

Opposed:

Comments:

H. 1230 Constance St:

Application: Renovation and a 2,309 SF addition at a Contributing rated, camelback, 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 roofline of the addition at the left should match the height of the ridgeline of the rear wraparound porch.

By: Jonathan Tate

Second: Tracie Ashe

Result: Passed

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

Opposed:

Comments:

I. 3117 Annunciation St:

Application: Renovation and two-story 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 addition should have a steeper roof pitch and recommended a 7/12. The cricket between the historic cottage and addition should have a lower roof pitch. The windows at the right elevation should be rearranged so the vertical and horizontal trim that delineates the old from the new does not intersect with the windows.

By: Amanda Rivera  
Second: Jonathan Tate  
Result: Passed  
In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate  
Opposed:  
Comments:

J. 836 Toledano St:

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

Motion: The ARC recommended deferral of this application for additional review and due to lack of quorum. The ARC recommended that the proposed stair in the gallery be moved to the interior and if more interior square footage is wanted that the addition could go further back into the rear yard.

By: Amanda Rivera  
Second: Tracie Ashe  
Result: Lack of quorum. Will be ratified at next meeting.  
In Favor: Amanda Rivera, Tracie Ashe  
Opposed:  
Comments: Jonathan Tate recused himself from this item.

K. 2027 Chestnut St:

Application: Renovation and 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: Tracie Ashe  
Second: Amanda Rivera  
Result: Passed  
In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate  
Opposed:  
Comments:

L. 409 Bouny St:

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

Motion: The ARC voted to defer this application for additional review. The ARC made the following recommendations:

- Decrease second floor-to-ceiling height to reduce the overall building's vertical massing;
- Reduce the volume of the minor bump-out at the rear of the building; and
- Reduce the projection of the front elevation of the camelback from 5'-6" to 3'-6".

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

In Favor: Amanda Rivera, Tracie Ashe, Jonathan Tate

Opposed:

Comments:

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