

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: May 19, 2026

Location: Homeland Security Conference Room, 8th Floor

Called to order: 12:30PM

Members Present: Jonathan Tate, Amanda Rivera, Cynthia Dubberley

Members arriving after beginning of the meeting: Daniel Zangara, Tracie Ashe

Members absent:

I. Roll Call

II. Minutes of the Tuesday, April 21, 2026, meeting.

Motion: Approve the minutes.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Amanda Rivera, Cynthia Dubberley

Opposed:

Comments:

III. Agenda

A. 1501 Napoleon Ave:

Application: Modifications to street facing side door entry at a Landmark, two-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 existing wood door should be retained and raised to meet the new interior floor height. The new transom should be a single lite, fixed transom to match the existing.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

B. 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 voted to defer this application for additional review. The ARC stated that the proposed corrugated metal siding was not appropriate for the style of building and the previous recommendation to repair and restore the stucco system was the most appropriate option for the building. However, the ARC suggested exploring a composite paneling rain-screen system similar to the material used at the neighboring property, 525 Philip St in lieu of the current stucco siding.

By: Daniel Zangara

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

C. 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 recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the context drawing should be verified in scale to match the existing conditions. The Arc also stated that the smaller windows should have a 2/2 lite pattern, the front porch columns should be 10x8, and the HVAC in the rear yard needs to be screened.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

D. 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 recommended conceptual approval with the details to be worked out at the staff level. The ARC stated the columns at the front porch should be 10x8 and that the windows around the house should be 2'-10" in width.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

E. 2375 Tchoupitoulas St:

Application: Construction of outdoor recreational structures at a Non-Contributing rated, commercial building.

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

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

F. 1323-1325 Saint Philip St:

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

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

- Both the front and side entry doors to include a pendant light fixture.
- Remove the jog at the side door and align the side wall with the remainder of the wall plane.
- Increase the newel post size to either 8" or 10" in width.
- Front entry door should be a pane-over-panel door.
- Increase the first-floor opening header height to 9'-6" across all elevations.
- Second-floor opening header height to be 8'-0" across all facades.
- Correct column dimensions on the elevations to 10"x 8" and ensure all column details are consistent throughout the drawings, including floor plans and elevations.
- Enlarge the two front windows at the right elevation on the second floor to match the proportions of the other windows.
- Remove or relocate the right elevation window located at the uppermost portion of the stairs, as it is too close to the corner board and side entrance.
- Ensure all arch trim profiles and details match throughout

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

G. 2634 Chartres St, 518-520 Port St:

Application: Review of design changes to proposed attachment of a new balcony roof since previous approval for the renovation and modifications to the Non-Contributing rated, one-story portion of a Contributing rated, two-story single-family residential building.

Motion: The ARC voted to recommend denial of the requested change in balcony roof attachment. The ARC also agreed that:

- The proposed condition, with new balcony roof framing integrated directly into the existing roof eave and rafter tails, is not considered appropriate. The new framing would obscure the main building's roof profile, overhanging eave, and rafter tails, despite the limited scope of intervention, limited visibility, and reversibility.
- The applicant could instead consider maintaining the separation of the roofs and help mitigate waterproofing issues at this area by installing a vertical piece of flashing at the void that is inset so non-visible from the street, with a gutter installed along the full length of main building roof edge.

By: Amanda Rivera

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

H. 901 Piety St, 3315 Burgundy St:

Application: New construction of a 6,600 SF one-story, commercial building on a vacant lot.

Motion: The ARC voted to defer this application for additional review and to allow the applicant to attend the meeting. The ARC made the following recommendations:

- The ARC determined that while the overall massing and site layout are appropriate, the three buildings do not currently read as a cohesive development. All three buildings should share a unified architectural language, style, materials, detailing, and proportions to create a more cohesive and consistent design throughout the site.
- The project is currently reading as more residential than commercial in design.
- The left building should be revised to read as contemporary new construction rather than as an imitation of a traditional shotgun house.
- Screening elements shall be unified throughout the project with a consistent design and material.
- All windows throughout the development shall remain consistent in type, proportions, and detailing.

By: Cynthia Dubberley

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

I. 6124-6126 Royal St:

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

Motion: The ARC voted to defer this application for additional review and to allow the applicant to attend the meeting. The ARC made the following recommendations:

- Revise all drawings to ensure consistency throughout the submission. The floor plans, elevations, renderings, and all other drawings must match and accurately reflect the same proposed scope of work.
- The new front side gallery door must be clearly shown on all drawings, including elevations, renderings, and any flood plans.
- New Windows at the rear addition should be standard-sized windows and do not need to match the existing.
- No vinyl windows are to be installed.
- The side doors are currently not aligned in height with the front side gallery door and appear to be too short. Applicant should investigate, through exploratory demolition, to determine the original opening heights at the left side elevation.
- Enclose the crawl space beneath the front porch at the front façade only.
- Provide complete architectural details on the drawings, including the proposed locations of all gutters and downspouts.

By: Amanda Rivera

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

J. 2329-2331 Dauphine St:

Application: Construction of a new 595 SF one-story rear addition including reconfiguration of some right-side window openings at a Contributing rated one-story residential building.

Motion: The ARC voted to recommend conceptual approval with the final details to be worked out at the Staff level. The ARC also agreed that:

- A corner board should be installed at the left side of the junction between the primary historic building and the new rear addition.
- The side elevation windows with lower sill/header heights could be raised to match the adjacent windows; however, they may remain as shown given their limited visibility near the rear.
- The proposed three-bay window modification at the right side is acceptable given its setback location at the third room, provided the new window units are wood with surrounding wood trim to match the existing, as shown.

By: Cynthia Dubberly

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

K. 2708-2710 Carondelet St:

Application: New construction of a 700 SF two-story, accessory structure and demolition of the existing Non-Contributing rated accessory structure.

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

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

L. 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 this application for additional review. The ARC proposed a modest roof cricket to shed water from the lean-to roof while maintaining the historic form and massing of the building. If the program expands due to the client's intent to incorporate additional living space within the new roof massing, that can be presented at the next ARC meeting.

By: Daniel Zangara

Second: Amanda Rivera

Result: Passed

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

Opposed:

Comments:

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