

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: July 21, 2026

Location: Homeland Security Conference Room, 8th Floor

Called to order: 12:30PM

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

Members arriving after beginning of the meeting:

Members absent: Tracie Ashe

I. Roll Call

II. Minutes of the Tuesday, June 16, 2026, meeting.

Motion: Approve the minutes.

By: Jonathan Tate

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

III. Agenda

A. 720 Henry Clay Ave:

Application: Renovation of Landmark monastery building and new construction of two flanking buildings totaling 36,723 SF for multi-family residential use.

Motion: The ARC voted to defer this application for additional review. The ARC stated that the overall site plan was appropriate. However, the symmetry of the two new buildings needs further study; with a preference to the Constance St new building that was set further back from the historic building. The ARC stated that the overall massing of the new buildings needed further study to further differentiate them from the historic building. The ARC preferred the contemporary approach to the new buildings and recommended that be carried throughout with the massing further broken down. The ARC requested that the covered parking be included at the next meeting. At the monastery, the ARC stated that the new shed dormer at the rear was not appropriate, and the existing dormers should be maintained. The existing dormers could be modified and possibly widened for more space and natural light. The addition of the upper gallery on the Magazine St elevation needs further detailing to understand the amount of

modifications required. The ARC recommended an uncovered balcony instead of a full gallery to minimize the modifications needed. The proposed terrace at the right historic entrance wing removed too much historic fabric. The ARC recommended split-leveling the terrace to maintain the existing steps. The ARC stated that the monastery building is a designated landmark. As such, extant architectural elements such as stairs and stained-glass windows should be retained and not be considered for removal in order to make the building more compatible for contemporary residential desires or economic concerns.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

B. 620-622 Pleasant St, 3248-3250 Chippewa St:

Application: Review of changes to massing and roofline of the previously approved new construction of a 27,500 SF three-story, commercial 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 new windows on the Pleasant St side should align vertically.

By: Jonathan Tate

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

C. 1830-1834 Joseph Guillaume Pl, 1726-1730 Pauger St:

Application: New construction of a 6,561 SF three-story commercial hotel on a vacant lot including renovation of two (2) adjacent Contributing rated one-story residential buildings and one (1) Non-Contributing rated one-story rear accessory.

Motion: The ARC voted to recommend conceptual approval of the proposed site organization with the massing and final details to return for additional ARC review. The ARC also agreed that:

- If tax credits are planned for the project, the applicant should submit the SHPO/NPS applications promptly so that preliminary feedback can be obtained.
- There is concern that the Brutalist character of the façade design and the overall height and massing of the building do not appear compatible with the surrounding historic context. The proposed scale and massing also appear to overwhelm both adjacent historic structures.
 - The precedent examples of the former McDonogh 16 School and the Islamic Center are contextually relevant but may not be appropriate for this specific site.

- While Joseph Guillaume Place is a wide and heavily trafficked corridor, the proposed new building must also be compatible with the smaller scale and rhythm of the primarily residential block along the Pauger Street side.
- To address the scale and massing of the building, the ARC recommended:
 - Setting the third floor back from the Pauger Street and Joseph Guillaume Place sides to reduce the apparent overall size and massing from the street and to relate better to the adjacent historic structures.
 - A specific setback depth was not identified; however, a typical rooftop setback is 1.5 times the height of the setback floor. Variations of this setback depth may be explored by the applicant for consideration.
 - The ARC also noted that a third material could be introduced at the setback third floor to help it appear more subdued in scale and massing.
 - Reducing the third-floor floor-to-ceiling height so that the overall building height can be reduced.
- The proposed new building lacks a clear sense of entry as shown. However, the ARC noted that the proposed entry gates may be an appropriate approach, given that they provide access to the overall site or campus rather than to the individual new building.
- Cantilevered balconies should be reduced to a maximum depth of 4 feet.
- The window proportions appear too narrow and vertical as shown.
 - The applicant should further study and refine the window openings so that the window-to-wall ratio can be increased, such as through the use of larger window openings rather than an increased number of windows.
- Window alignments should be further studied and refined across both visible elevations, including the location and alignment of windows between floors and greater consistency in the alignment of balconies and transoms.
- The transition between the brick and horizontal metal siding at the right-side St. Anthony Street elevation appears awkward, and the materials and transition should be further studied.
- Most of the surrounding context consists of wood-framed structures with weatherboard siding. There is therefore concern that the proposed dark-colored brick may not be compatible, and the applicant should reconsider the proposed materials and colors.
- The applicant should consider providing multiple massing options for the next review.

By: Amanda Rivera

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

D. 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 recommended conceptual approval with the details to be worked out at the staff level. The ARC recommended approval of the modifications to the front elevation, including changes to the columns, windows, and the additions of the shutters, based on evidence uncovered during exploratory demolition indicating that these features previously existed on the property.

By: Jonathan Tate

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

E. 1803-1805 S Carrollton Ave:

Application: Structural renovation including installation of new covered rear porch, installation of new rear roof dormer, and reconfiguration of door and window openings at the front and side elevations of a Contributing rated two-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:

- The revisions and refinements made since the previous review are appreciated and have improved the overall proposal.
- The proposed window arrangement at the left (Cohn Street) side still appears to lack the alignment and rhythm of the existing windows and should be further refined.
 - The second-floor window for Bedroom 3 should be shifted along the wall to align with the existing first-floor window below.
 - The existing stained-glass window should be preserved, and the ARC recommended using it for the window currently shown between the first and second floors.
- The revised rear dormer appears appropriate as shown.
- The revised window arrangement at the left (Hickory Street) side appears appropriate as shown.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

In Favor: Jonathan Tate, Cynthia Dubberley, Daniel Zangara

Opposed:

Comments: Amanda Rivera stepped out of the room and was not present for this vote.

F. 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 with the details to be worked out at the staff level. The ARC found that Scheme 2 was more compatible with the existing structure and recommended it.

By: Cynthia Dubberley

Second: Jonathan Tate

Opposed:

Result: Passed

In Favor: Cynthia Dubberley, Daniel Zangara, Jonathan Tate

Opposed:

Comments:

G. 3218 Magazine St:

Application: Renovation and construction of new gallery at a Contributing rated, three-story, commercial building.

Motion: The ARC recommended conceptual approval of the gallery with the details to be worked out at the staff level. The storefront is not a part of this approval. Any proposed changes to the storefront will require a separate review.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In Favor: Cynthia Dubberley, Daniel Zangara, Jonathan Tate

Opposed:

Comments:

H. 3423-3425 Annunciation St:

Application: Renovation and 1,825 SF 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 stated that the side porch column should be reduced in size and the street facing window should be a bit narrower to reduce the visual size of the new addition. The new stoops at the front façade should match and both should have stairs.

By: Cynthia Dubberly

Second: Daniel Zangara

Result: Passed

In Favor: Cynthia Dubberley, Daniel Zangara, Jonathan Tate

Opposed:

Comments:

I. 833 Washington Ave:

Application: Renovation and a 1,762 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 new windows should be 1/1 single-hung windows, rather than casement windows and the existing 2/2 windows should be retained.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In Favor: Cynthia Dubberley, Daniel Zangara, Jonathan Tate

Opposed:

Comments:

J. 2417-2419 Constance Ave:

Application: Renovation and 500 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.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

In Favor: Cynthia Dubberley, Daniel Zangara, Jonathan Tate

Opposed:

Comments:

K. 2601 Dauphine St, 805-811 Franklin Ave:

Application: Review of storefront design changes since previous approval for the renovation of two (2) Contributing rated two-story mixed-use buildings including new construction of a one-story infill structure with new storefront.

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:

- The expanded use of tile at the façade is considered appropriate as shown.
- The simplified window configurations are considered appropriate as shown.
- A small brick ledge or skirt should be included at the base of the façade, approximately equal to the depth of the currently shown ramps, so that the tile cladding has a surface into which it can terminate and to better match the conditions at the adjacent existing buildings.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

L. 644 Bouny St:

Application: Renovation and side addition at a Contributing rated, one-story, commercial building (demolition of existing side addition already approved).

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC noted that the proposed brick type and color, as well as the reconstruction of the front facade windows, may be approved at the staff level. The ARC made the following recommendations:

- The masonry cladding option is preferred.
- The cornice profile should be simplified.
- The window size should more closely match the proportions of the original windows.

By: Jonathan Tate

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

M. 2535-2537 N Rampart St:

Application: Construction of a new 700 SF two-story addition at the rear of a Contributing rated two-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 the proposed new rear addition is appropriate as shown, and that the atypical window size and type proposed at the rear of the left-side elevation would likely not be visible from the street and is therefore permitted.

By: Jonathan Tate

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

N. 3138-3140 Dauphine St:

Application: Roof modifications at a Contributing rated, two-story, mix-use building.

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

- Reconstruct the gallery entablature at the right side so that it returns to the building along the gallery edge instead of at the corner of the building.
- Relocate the downspout so that it runs along the side of the building rather than along the side of the column.

By: Cynthia Dubberley

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

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