

New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: August 18, 2026

Location: Homeland Security Conference Room, 8th Floor

Called to order: 12:30PM

Members Present: Tracie Ashe, Cynthia Dubberley, Jonathan Tate, Daniel Zangara

Members arriving after beginning of the meeting:

Members absent: Amanda Rivera

I. Roll Call

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

Motion: Approve the minutes.

By: Jonathan Tate

Second: Cynthia Dubberley

Result: Passed

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

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 recommended conceptual approval of the site and massing with the details to be worked out at the ARC level. At the new construction buildings, the ARC stated:

- The fourth floors should be lowered in height, approximately 2'-0" to minimize the overall massing of the new buildings.
- The new buildings should have more interaction/response to the exterior streetscape. This could be done by adding balconies, Juliette balconies, or detailing the windows in such a way that creates a more classical hierarchy.
- Further articulation of details should be submitted with the next proposal.

At the Landmark historic building, the ARC stated:

- The approach to the rear dormers still removes too much historic fabric and creates a new condition. The addition of the guardrail and deck at the dormers is not appropriate. For the massing of the dormers, the ARC recommended studying enlarging the existing dormers, while maintaining their location and possibly adding a third matching dormer to achieve more interior space.
- The modifications to the Magazine St gallery need further study. The ARC suggested either matching the condition on the Constance St side, with double height arches and singular gallery/walkway at the third floor or removing the columns and roof at the current proposed gallery.
- Staff also noted that any proposal to remove the exterior chimney stacks would require a Commission appeal.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

B. 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 defer the application for additional review. The ARC also agreed that:

- The massing is still too tall and boxy to be considered contextually appropriate to the scale and massing of the adjacent historic structures.
 - While the proposed brick corbel detailing is appreciated as an effort to help break down the massing, it appears more like a gradient that suggests continuity between the upper and lower floors, rather than establishing a clearer horizontal visual break.
 - The approximately 2- to 6-inch setback in the brick shown at the third-floor exterior wall is not sufficient to reduce the perceived building massing from the street.
 - The applicant should continue to explore and study additional options that utilize a deeper third-floor setback, including an alternative material such as metal siding at this floor, to further reduce the perceived bulk and massing of the building so that the structure appears more like a 2-story building with a setback third-floor level.
 - The ARC also noted that it would be helpful for the applicant to explore several options for consideration at the next ARC review.

- The roof overhang should be eliminated, and a simpler stepped parapet should be considered, with the parapet height reduced as feasible to further reduce the perceived height and scale of the building.
- The gallery size and structural configuration at the Parger Street side does not adequately replicate a historic gallery condition and should be revised to a 4-foot-deep, cantilevered balcony like the one shown at the Joseph Guillaume side.
- The band of concrete and raised planter at the base of the building are too tall and do not appear to enhance the pedestrian experience. These elements should be reconsidered and refined, such as by reducing their height to be closer to a typical porch height, so they better relate to the scale of the street.
 - The first-floor level should also be lowered to the minimum permitted height, where feasible, to help further reduce the amount of concrete banding in this area and slightly reduce the overall building height.
- The rhythm of openings and porosity of the building do not appear consistent with the surrounding historic context, and the Parger Street and Joseph Guillaume elevations should be further studied and refined.
 - For example, the narrowness and verticality of the current windows could be refined by increasing their width slightly. The ARC also noted that it would be helpful for the applicant to explore several options for consideration at the next ARC review.
- The applicant should explore the feasibility of developing an interior lobby area to provide a more formal and defined point of entry to the building, which may also help to break up and improve the ground-level concrete banding.
- The location of proposed HVAC and other mechanical/building equipment should be indicated on the drawings so their visibility from the public right-of-way can be better evaluated.

By: Daniel Zangara

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

C. 1221 Carondelet St:

Application: Site renovation and 570 SF addition at the rear of a Landmark, 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 addition should be moved towards the Clio St property line, so that the new roof is in line or behind the existing historic roofline of the main house.

By: Tracie Ashe

Second: Cynthia Dubberley

Result: Passed

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

Opposed:

Comments:

D. 1329 Jackson Ave:

Application: New exterior door and ADA ramp at Coliseum elevation of a Landmark, religious building.

Motion: The ARC voted to defer this application for additional review. The ARC requested a detailed elevation or 3D perspective of the proposed stair and ramp, including details of materials. The new stair should be minimized in width and replicate the existing curvature. The ARC stated that the proposed storefront doors enclosing the historic wood doors were not appropriate. The doors may be considered if they can be solid glazing without heavy storefront mullions. However, typically enclosing a historic architectural element is not appropriate, especially on a Landmark building.

By: Tracie Ashe

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

E. 1233 Josephine St:

Application: New construction of a 3,400 SF one-story nursery on a vacant lot.

Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC recommended approval of the "Primary" proposal with the gable and cottage rooflines and the added window muntins. The ARC stated that the windows at the front porch should have lower sills to be full height windows, while the windows at the admin massing should have higher sills to further differentiate between the "main" massing and the subordinate massing. The front porch should also have wood handrails rather than metal.

By: Cynthia Dubberley

Second: Jonathan Tate

Opposed:

Result: Passed

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

Opposed:

Comments:

F. 2127 Prytania St:

Application: Review of design changes since previous approval for the new construction of a 1,876 SF one-story accessory event space on the same lot of record as a 1-1/2 story raised basement Landmark residential/hotel building.

Motion: The ARC voted to recommend conceptual approval with the final details to return for additional ARC review once further developed. The ARC also agreed that:

- The revised proposal is an improvement over the previous proposal.
 - The structure appears less heavy, and its lightness and airiness allow greater visibility through the structure. The increased glazing also makes it appear more like an accessory garden element, such as a greenhouse or conservatory, rather than a building.
 - The revised siting is preferred, as it preserves more of an open garden condition at the primary corner of the site and allows more of the adjacent Landmark building to remain visible from the street.
- An opaque standing-seam metal roof is likely preferable to a glass roof in terms of insulation, HVAC demands, maintenance, cleaning, etc.; however, a glass roof may be explored if desired by the applicant.
 - Standing-seam metal roofing may be natural copper allowed to patina or an appropriate artificial copper that will not patina; however, green or similar colors intended to mimic naturally patinated copper are not appropriate.
- All HVAC/mechanical, generator, and related equipment at the rear of the accessory structure on the St. Charles Ave. side must be specified and installed to be non-visible or minimally visible from surrounding public rights-of-way.
- As the accessory structure will be custom-built by a specific vendor, the applicant should provide information on similar structures the vendor has manufactured and installed, preferably in the New Orleans area/region, so the ARC can better evaluate the proposed structure's final appearance and exterior detailing.
- If the structure's exterior glazing is required to meet a missile-impact rating, the window framing and mullions may need to be more substantial to accommodate the required impact-resistant glazing. The applicable rating should be confirmed, and the window details should be finalized to ensure that any necessary enhancements are carefully designed to retain the delicate character of the detailing shown.

By: Tracie Ashe

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

G. 3636 Saint Charles Ave:

Application: Renovation of a Non-Contributing rated, two-story, commercial building.

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

- Option 4 was determined to be the preferred option.

- The balconies are approved at a maximum depth of 4 feet and shall not exceed this depth.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

H. 901 Piety St:

Application: New construction of a 6,600 SF one-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 recommended the following:

- Option A was determined to be the preferred option.
- All wood elements should match in material and appearance.
- Additional fascia, trim, and detailing should be incorporated into the porch design. The soffits within the porch elements should also be wood to match.
- The transition between the Hardie siding and the porch cutout elements should be further refined and clearly detailed.

By: Cynthia Dubberley

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

I. 729-731 Eighth St:

Application: Removed from agenda. This item was not heard.

J. 3301 Magazine St, 1114 Toledano St:

Application: Removed from agenda. This item was not heard.

K. 5622 Royal St:

Application: New construction of a 920 SF one-story residential building and a 2,050 SF two-story residential building connected by a walkway 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:

- If a waiver is not granted for the setback and the building must be relocated, the project should be brought back to the Architectural Review Committee for review, unless the required adjustment is minor enough to be addressed at the staff level.
- The height of the roof over the breezeway should be lowered below the eaves to ensure that the breezeway reads as a secondary element.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

L. 1911 Royal St:

Application: Renovation and a 635 SF camelback addition at a Contributing rated, one-story, two-family, 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 camelback addition is appropriate for the existing historic building.

By: Cynthia Dubberley

Second: Daniel Zangara

Result: Passed

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

Opposed:

Comments:

M. 530 Powder St:

Application: New construction of a covered patio at a Non-Contributing rated, one-story, commercial building.

Motion: The ARC recommended that the Commission grant conceptual approval, with the recommendation that the new roof matches the pitch of the existing roof.

By: Daniel Zangara

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

N. 2114 Decatur St:

Application: Renovation including construction of a new 2,200 SF two-story rear addition, 700 SF one-story side addition, and 325 SF one-story rear accessory structure at a Contributing rated, two-story, commercial building for conversion to hotel use.

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:

- There will likely be very minimal visibility of the proposed new additions and site elements once the proposed side addition and opaque fencing are installed.
- The proposed one-story side addition may utilize a lower-slope roof with a flat parapet wall along the side, if desired.

- The large opening and roll-up garage door at the 1-story side addition for dumpster service does not appear sympathetic to the existing building or streetscape and should be reduced in size and replaced with a pair of 4-foot-wide doors, similar to the condition seen at 2119 Decatur Street, so that the area appears more like a carriageway opening.

By: Cynthia Dubberly

Second: Jonathan Tate

Result: Passed

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

Opposed:

Comments:

O. 2328-2330 Chartres St:

Application: Renovation and new 285 SF addition including minor roofline reconfiguration at 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 option shown on Sheet A201-A, with the new low-slope roof terminating directly into the upper building's roof overhang fascia, was appropriate given the unique configuration of the two structures and the minimal visibility of this area from the street. The ARC also noted that the proposed HVAC equipment location appears minimally visible from the street, but the design and detailing of screening should be further coordinated with Staff.

By: Cynthia Dubberly

Second: Tracie Ashe

Result: Passed

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

Opposed:

Comments:

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