New Orleans Historic District Landmarks Commission
Architectural Review Committee
Meeting Minutes

Date: September 15, 2026

Location: Homeland Security Conference Room, 8th Floor

Called to order: 12:30PM

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

Members arriving after beginning of the meeting:

Members absent:

I. Roll Call

II. Minutes of the Tuesday, August 18, 2026, meeting.

Motion: Approve the minutes.
By: Tracie Ashe
Second: Jonathan Tate
In Favor: Tracie Ashe, Cynthia Dubberley, Amanda Rivera, Jonathan Tate, Daniel Zangara
Opposed:
Result: Passed
Comments:

III. Agenda

A. 720 Henry Clay Ave:

Application: Detail review of the new construction of two flanking buildings totaling 36,723 SF for multi-family residential use at a Landmark site.
Motion: The ARC recommended conceptual approval of the new construction buildings with the details to be worked out at the staff level, citing an improvement in the overall height and the success of the brick detailing. The renovation of the Landmark and site will require further ARC review.
By: Cynthia Dubberley
Second: Tracie Ashe
In Favor: Tracie Ashe, Cynthia Dubberley, Amanda Rivera, Jonathan Tate, Daniel Zangara
Opposed:
Result: Passed
Comments:

B. <u>1830-1834 Joseph Guillaume Pl, 1726-1730 Pauger St:</u>

Application: New construction of a 6,561 SF three-story commercial hotel building 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 with the final details to be worked out at the Staff level. The ARC also agreed that:

- The proposed new building still lacks a clear and defined entry point; if the site is intended to be accessed through the proposed entry points rather than directly through the new building, the primary entry condition and sequence should be studied and refined further.
    - The fencing along the Joseph Guillaume side should be shifted back at both sides of the one-story cottage, potentially to align with the front wall of the new building, to create a small open yard area, provide additional relief along the sidewalk, and better define the site and building entry point.
        - The fencing within this area should be metal rather than the brick fencing shown; however, board-formed concrete planters and/or brick paving could be incorporated to provide greater material continuity between this open area, the adjacent new brick building, and the concrete planters proposed along the Pauger Street side.
    - The applicant should study the feasibility of incorporating the one-story cottage into the site's entry sequence, allowing guests to enter through a historic building rather than an access alley.
- The proposed building height generally appears appropriate for the site given its location along the wide commercial corridor of Joseph Guillaume Street; however, the overall height should be reduced slightly.
    - The floor-to-floor height should be incrementally reduced at each ascending level.
    - The parapet height should be reduced as much as feasible while ensuring that any roof-mounted HVAC equipment remains either not visible or only minimally visible from the surrounding streets.
        - In addition to reducing the parapet height, a more expressive cornice treatment, such as a soldier course, could be introduced to complement the brickwork below.
- The side stair addition and its reduced massing along Pauger Street are successful and help mitigate the building's height and massing relative to the adjacent building.
    - The proposed weatherboard lap siding is not successful because it does not appear to relate to the proposed new building, and the applicant should consider using non-corbeled brick in this area instead.
    - The entry door and fencing at this location should be set back slightly from the face of the stair addition, and the applicant could consider using the custom brick fence design originally proposed along the Joseph Guillaume Street side.

- The cantilevered balconies should be extended in width to correspond to the full length of the interior units they serve.
- Signage should be integrated into the overall design of the building and site elements.

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

C. 1139 Coliseum St:
Application: Renovation of a Landmark church into an office space, including new HVAC platform.
Motion: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that using the mechanical platform as covered parking was not appropriate. The mechanical platform should be lowered to BFE and be between the buttresses. If awnings are wanted at the rear entrance doors, they should be simple and only extend above the doors.
By: Cynthia Dubberley
Second: Jonathan Tate
In Favor: Tracie Ashe, Cynthia Dubberley, Amanda Rivera, Jonathan Tate, Daniel Zangara
Opposed:
Result: Passed
Comments:

D. 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:
By:
Second:
In Favor: Tracie Ashe, Cynthia Dubberley, Amanda Rivera, Jonathan Tate, Daniel Zangara
Opposed:
Result: Passed
Comments:

E. 836 Toledano St:
Application: Detail review of the renovation and camelback addition at a Contributing rated, one-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.
By: Cynthia Dubberley

Second: Tracie Ashe
Opposed:
In Favor: Tracie Ashe, Cynthia Dubberley, Amanda Rivera, Daniel Zangara
Opposed:
Result: Passed
Comments: Jonathan Tate recused himself.

F. 3342 Esplanade Ave:
Application: Review of design changes since previous approval for the rear addition to a Contributing rated, two-story residential 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: Daniel Zangara
In Favor: Tracie Ashe, Cynthia Dubberley, Amanda Rivera, Jonathan Tate, Daniel Zangara
Opposed:
Result: Passed
Comments:

G. 2321-2323 Rousseau St:
Application: New construction of a 3,000 SF two-story, 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 the columns should be larger, 10”x12” and the roof overhang at the front façade should be reduced in depth to decrease the size of the brackets.
By: Cynthia Dubberley
Second: Amanda Rivera
In Favor: Tracie Ashe, Cynthia Dubberley, Amanda Rivera, Jonathan Tate, Daniel Zangara
Opposed:
Result: Passed
Comments:

H. 1000-1002 Frenchmen St:
Application: New construction of a 2,960 SF two-story residential building on a vacant lot.
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 entry door appears to be located higher above grade than those of the adjacent structures, and the first-floor level should be lowered closer to BFE or 3'-0" above grade.
- The front entry door should be recessed farther into the building so the stairs no longer project into the sidewalk.
- The lower masonry foundation band should align with the floor level at the entry door and extend to the rear corner of the building along the N. Rampart Street elevation.

- The second-floor windows are too tall and should be reduced to 8'-0" or 8'-6" in height to provide more wall space above the openings.
- The window-light configuration should have more vertical proportions, such as three lights wide rather than the two shown.
- The stucco trim surrounding the door and window openings should be removed; at the windows, a simple horizontal lintel could be expressed above each opening to reflect the window detailing of the precedent building across the street at 2101 N. Rampart Street.
- The proposed rear wall containing the roll-up garage door should be adjusted in height, as necessary, so the door's coil housing is not visible from the street.
    - Additionally, the wall should return around the corner along the rear property line to a sufficient depth to create the appearance of a typical rear building addition when viewed from the street.
- The downspout shown on the Frenchmen Street elevation should wrap around the building corner and be installed on the side elevation, allowing the balcony to extend across the full width of the building.

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

I. <u>2500 Saint Claude Ave:</u>

Application: Renovation including minor modification of storefront, new 264 SF rear roof covering for exterior walk-in coolers, and new roof-mounted mechanical equipment at a Non-Contributing rated one-story commercial 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 checkerboard-pattern tile installation is acceptable where shown.
- Standing-seam metal type roofing is an acceptable replacement for the existing roofing.
- The use of true neon signage is appreciated and is considered appropriate for this building.
- The proposed quantity and type of hanging pendant fixtures are not appropriate; the number should be reduced to one or two, and the fixtures must utilize rigid, non-hanging connections.
- The final drawings submitted for staff review must be revised to fully and accurately reflect all proposed exterior work, modifications, and materials.

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

Opposed:
Result: Passed
Comments:

J. 1111 Pleasant St:
Application: New construction of a two-story, single-family residential building on a vacant lot.
Motion: The ARC recommended that the Commission grant conceptual approval with the following recommendations:

- Adjust the massing so that the roof ridge is oriented more towards the front elevation and the rear portion of the building has a roof ridge perpendicular to the main roof form.
- Increase the floor-to-floor height of the second floor to 11'-0" or 12'-0" and adjust the window height accordingly.
- Add windows towards the front building wall on both floors on the north elevation (Camp St side).
- Align the windows on the south elevation (Magazine St side).
- Remove the gutter from the entablature on the primary façade.

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

K. 922 Deslonde St:
Application: Incomplete application. This item was not heard.

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