

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: November 1st, 2023

Location: City Council chamber, 1300 Perdido Street

Called to order: 1:30 p.m.

Commissioners present: Jennie Cannon West, Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Commissioners arriving after beginning of the meeting:

Commissioners absent: Jennifer Greene, Jason King

I. Roll Call

II. Minutes of the October 4th, 2023, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Anne Redd

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Opposed:

III. Appointment of Architectural Review Committee Member

Motion: Appoint Daniel Zangara to the New Orleans Architectural Review Committee.

By: Shawanda Poree

Seconds: Anne Redd

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Opposed:

IV. Consent Agenda

Motion: Approve the Consent agenda.

By: Shawanda Poree

Second: Greg Hackenberg

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

V. Old Business Work Applications

A. 4176 Canal St.

Application: Install new chiller rack at the rear of a Landmark, four-story, commercial building.

Motion: Grant conceptual approval with the details to be worked out at the staff level.

By: Annie Clark

Second: Lee Bressler

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Opposed:

Comments: Christopher Wilken and Mary Logsdon spoke on this application.

VI. New Business Work Applications

A. 2037 S Carrollton Ave.

Application: Request to remove original stucco and install weatherboards at the front façade of a Contributing rated, two-story, single-family building.

Motion: Deny the application for the removal original stucco at front façade gable as this is a character defining element of this Queen Anne style residential building.

By: Lee Bressler

Second: Tim Lupin

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Opposed:

Comments: Andrew Lorenz spoke in favor of this application.

B. 910 Clouet St.

Application: Product review for installation of Aeratis louvered shutters at side elevation windows at a Contributing rated, one-story, single-family residential building.

Motion: Approve the application for the installation of Aeratis composite louvered shutters at the side elevation windows. Please submit an order form or contract for the installation of the shutters at the property.

By: Ross Karsen

Second: Lee Bressler

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Opposed:

VII. Old Business Demolition Applications

A. 1220 Monroe St.

Application: Demolition of a Contributing rated, one-story, two-family residential building to grade.

Motion: Deny the application for demolition to grade based on the condition of the structure today and because much of the original character-defining exterior architectural details remain and the building continues to contribute its type, style, massing, and roof form to the surrounding local historic district. Although elements of the building are in fair to poor condition, the building could be rehabilitated and brought back into use.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Opposed:

VIII. New Business Demolition Applications

A. 2502 Jefferson Ave.

Application: Demolition of a Contributing rated, raised basement, two-family residential building to grade.

Motion: Defer action on this application until the next Commission meeting, as per the applicant's request.

By: Tim Lupin

Second: Lee Bressler

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Opposed:

- B. 2401 Saint Ann St.
Application: Demolition of more than 25% of the primary facade and a camelback addition at a Contributing rated, one-story, commercial building.
Motion: Approve the action in this item.
By: Greg Hackenberg
Second: Annie Clark
Result: Passed
In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree
Opposed:
- C. 2015 Audubon St.
Application: Demolition of more than 50% of the roof structure of a Contributing rated, one-story, single family, residential building.
Motion: Approve the action in this item.
By: Tim Lupin
Second: Lee Bressler
Result: Passed
In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree
Opposed:
- D. 1674-76 Jefferson Ave.
Application: Demolition of more than 25% of the primary façade at a Contributing rated, two-story, single-family residential building.
Motion: Defer action on this application until the next Commission meeting, as per the applicant’s request.
By: Tim Lupin
Second: Lee Bressler
Result: Passed
In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree
Opposed:
- E. 3142-44 Marais St.
Application: Demolition of 50% or more of existing roof structure to fire damage at a Contributing rated, one-story, two-family residential building.
Motion: Approve the application for partial roof demolition of more than 50% due to fire damage.
By: Ross Karsen
Second: Greg Hackenberg
Result: Passed
In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree
Opposed:
- F. 802 Napoleon Ave.
Application: Demolition of a Non-Contributing rated, one-story, single-family, residential building to grade to build a new one-story building.
Motion: Grant conceptual approval with the details to be worked out at the Staff level.
By: Tim Lupin
Second: Lee Bressler
Result: Passed
In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree
Opposed:

IX. Old Business Retention Applications

A. 118 Verret St.

Application: Retention of installation of highly visible roof-mounted solar equipment at street-facing, right-side roof slope of a Contributing rated, one-story, single-family residential building.

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to work with HDLC Staff to determine the best options for bringing the solar array into compliance with the HDLC guidelines.

By: Shawanda Poree

Second: Annie Clark

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Opposed:

X. New Business Retention Applications

A. 2828 Chippewa St.

Application: Retention for roof mounted HVAC unit at a one-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Deny the application for retention of the HVAC unit as installed, with the proviso that the HVAC can be relocated to the right side of the roof slope or an equally minimally visible location, to be worked out with Staff.

By: Greg Hackenberg

Second: Tim Lupin

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Opposed:

Comments: Sam Staub spoke in favor of this application.

B. 213 Elmira Ave.

Application: Retention of Bermuda shutters at a Non-Contributing rated, two-story, single-family residential building without a Certificate of Appropriateness.

Motion: Deny the application for the permanent installation of the existing Bermuda/Hurricane shutters with the proviso that the existing shutters can be removed and installed as needed prior to storms. An HDLC Certificate of Appropriateness (CofA) can be issued for the removal of the existing shutters and the installation of appropriate shutters at the front façade of the building if desired.

By: Shawanda Poree

Second: Greg Hackenberg

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda Poree

Opposed:

XI. Ratification of Architectural Review Committee and Staff Actions since the October 4th, 2023, Meeting.

Motion: Approve the ratification of the ARC and Staff Actions since the October 4th, 2023, meeting.

By: Greg Hackenberg

Second: Annie Clark

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Annie Clark, Anne Redd, Shawanda

Poree

Opposed:

XII. HDLC Reports and Communications

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