

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: June 7th, 2023

Location: City Council chamber, 1300 Perdido Street

Called to order: 1:30 p.m.

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

Commissioners arriving after beginning of the meeting:

Commissioners absent: Jason King

I. Roll Call

II. Minutes of the May 3rd, 2023, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Jennifer Greene

Result: Passed

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

Opposed:

III. CLG Review of Castle Family House, 917-919 N Tonti Street

Motion: Designate 917-919 N N Tonti St. on the National Register of Historic Places.

By: Annie Clark

Second: Jennifer Greene

Result: Passed

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

Opposed:

Comments: Nathan Lott spoke in favor of this application.

IV. Landmark Nomination of 1129 Lowerline Street

Motion:

By:

Second:

Result: Passed

In favor:

Opposed:

Comments: Susan Johnson spoke in favor of this nomination

V. Landmark Designation of 1421 Oretha Castle Haley Boulevard

Motion: designate 1421 Oretha Castle Haley Blvd as a City Landmark.

By: Jennifer Greene

Second: Shawanda Poree

Result: Passed

In favor: Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd, Shawanda Poree, Tim Lupin, Greg

Hackenberg
Opposed:
Comments:

VI. Consent Agenda

Motion: Approve the Consent agenda.

By: Jennifer Greene

Second: Lee Bressler

Result: Passed

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

Opposed:

Comments:

VII. Old Business Work Applications

A. 437 Bermuda St.

Application: Remove existing shingle roof and ridge tiles and install standing seam metal roofing at a Contributing rated, one-story, single-family residential building.

Motion: Deny the application for the installation of a standing seam metal roof.

By: Shawanda Poree

Second: Greg Hackenberg

Result: Passed

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

Opposed:

VIII. New Business Work Applications

A. 3014 Chippewa St.

Application: Request to not reinstall English-V ridge tiles at a Contributing rated, one-story, two-family residential building.

Motion: Deny the request to not reinstall the English-V ridge tiles, with the proviso that the ridge tiles only need to be reinstalled at the front of the hip roof.

By: Greg Hackenberg

Second: Jennifer Greene

Result: Passed

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

Opposed:

B. 3133 Ponce de Leon St.

Application: Request to install highly visible mechanical equipment at a Contributing rated, two-story commercial building.

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

By: Annie Clark

Second: Shawanda Poree

Result: Passed

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

Opposed:

C. 2222 Chartres St.

Application: Request to remove existing historic iron fencing in the front yard of a Contributing rated, one-story, single-family residential building for replacement with new iron fencing.

Motion: Defer action on this application until the next Commission meeting so that you have additional time to work with HDLC Staff on a strategy for modifying the existing historic fence to achieve the desired height rather than removing and replacing it with new.

By: Jennifer Greene

Second: Shawanda Poree

Result: Passed

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

Opposed:

IX. Old Business Demolition Applications

A. 1492 Moss St.

Application: Demolition of a Contributing rated, one-story accessory building to grade at the rear of a Contributing rated, raised basement convent.

Motion: Deny the application for demolition to grade of the contributing one-story accessory building.

By: Greg Hackenberg

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments: Susan Johnson spoke in favor of this application.

X. New Business Demolition Applications

A. 5129 Chestnut St.

Application: Demolition of more than 50% of the roof of a Significant rated, two-story, single-family residential building.

Motion: Approve the application for partial roof demolition.

By: Tim Lupin

Second: Lee Bressler

Result: Passed

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

Opposed:

B. 3604 Tulane Ave.

Application: Demolition of a Contributing rated, two-story commercial building to grade.

Motion: Approve the application for demolition to grade.

By: Annie Clark

Second: Lee Bressler

Result: Passed

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

Opposed:

XI. Old Business Retention Applications

A. 5640 Burgundy St.

Application: Retention of installation of new 600 SF right-side canopy and new 500 SF rear covered porch, installation of inappropriate balcony handrails, newel posts and flashing, and removal of a rear window opening at an existing Contributing rated two-story, commercial building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of the right-side canopy and rear covered porch with a proviso that the ARC recommended changes are implemented. The Commission also voted to approve the application for retention of the balcony handrails, newel posts and flashing with a proviso that all the applicant-recommended changes are implemented, and the handrails are fully modified to reflect the typical wood handrail details to ensure maximum longevity. The Commission also voted to approve the application for retention of removal of the rear window with a proviso that two new window openings are installed at this area with wood windows and trim that reflect the typical details for these elements and with the final details to be worked out at the Staff level.

By: Tim Lupin

Second: Lee Bressler

Result: Passed

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

Opposed:

XII. New Business Retention Applications

A. 729 Ninth St.

Application: Retention of demolition of more than 50% of the wall structure of a Contributing rated, one-story, single-family residential building in deviation of the Certificate of Appropriateness.

Motion: Approve the retention of the partial demolition with a \$8,000 fine.

By: Greg Hackenberg

Second: Tim Lupin

Result: Passed

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

Opposed:

B. 5200 St Charles Ave.

Application: Retention of inappropriate, highly visible conduit installed at a Contributing rated, two-story, single-family residential building without a Certificate of Appropriateness.

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 way to bring the conduit in question into compliance with the Design Guidelines.

By: Tim Lupin

Second: Anne Redd

Result: Passed

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

Opposed:

C. 1701 N Rampart St.

Application: Retention of removal of terra cotta mansard roof tiles and installation of new asphalt roof shingles at an existing Non-Contributing rated one-story commercial building without a Certificate of Appropriateness.

Motion: Approve the application for retention of removal of terra cotta mansard roof tiles for installation of

new architectural grade asphalt/fiberglass roof shingles.

By: Greg Hackenberg

Second: Anne Redd

Result: Passed

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

Opposed:

D. 7200 S Claiborne Ave.

Application: Retention of 100% demolition and reframing of the roof structure of a Contributing rated, three-story, multi-family building without a Certificate of Appropriateness.

Motion: Approve the application for retention of demolition without a Certificate of Appropriateness and to levy a fine of \$15,000 for the unpermitted demolition.

By: Tim Lupin

Second: Lee Bressler

Result: Passed

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

Opposed:

Comments: Susan Johnson spoke in favor of this application.

E. 430 Homer St.

Application: Retention of removal of existing windows and installation of inappropriate vinyl windows, removal of ridge tiles, installation of inappropriate window trim, installation of inappropriate wood-grain siding, and installation of unfinished CMU foundation piers at a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Provide a partial denial and approval of the retention application. See the list below regarding denials and approvals for retention.

- Front façade windows (2) – approval.
- Right-side elevation windows – denial of first two (2) windows and one (1) square-shaped window.
 - o Approval of fourth window closest to the rear of the building.
- Left-side elevation windows – denial of first window and one (1) square-shaped window.
 - o Approval of other two (2) windows.
- Hardie Plank window trim, aprons, and half screens – denial.
- Wood grain Hardie Plank siding – approval.
- Missing ridge tiles – denial.
- Unfinished CMU piers – denial.

By: Shawanda Poree

Second: Anne Redd

Result: Passed

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

Opposed:

F. 1622 Pine St.

Application: Retention of the demolition of more than 25% of the primary facade of a Contributing rated, raised basement, single-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of demolition without a Certificate of Appropriateness and to levy a fine of \$5,000 for the unpermitted demolition.

By: Tim Lupin

Second: Annie Clark

Result: Passed

In favor: Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd, Shawanda Poree, Tim Lupin, Greg

Hackenberg

Opposed:

Comments: Clare Pickering, Zach Smith, Susan Johnson, Peter Smith, and Heather Brutz spoke in favor of this application.

G. 1514 General Ogden St.

Application: Retention of demolition of more than 50% exterior wall structure for reframing at a Contributing rated, one-story, single-family residential building in deviation of a building permit.

Motion: Approve the application for retention of demolition without a Certificate of Appropriateness and to levy a fine of \$5,000 for the unpermitted demolition.

By: Lee Bressler

Second: Tim Lupin

Result: Passed

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

Opposed:

H. 838 Lowerline St.

Application: Retention of demolition of more than 25% of the primary façade at a Contributing-rated, multi-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of demolition without a Certificate of Appropriateness and to levy a fine of \$48,254 for the unpermitted demolition.

By: Lee Bressler

Second: Shawanda Poree

Result: Passed

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

Opposed:

Comments: Susan Johnson and Zach Smith spoke in favor of this application.

XIII. Ratification of Architectural Review Committee and Staff Actions since the May 3rd, 2023, Meeting.

Motion: Approve the ratification of the ARC and Staff Actions since the May 3rd, 2023, meeting.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

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

Opposed:

XIV. HDLC Reports and Communications

A. Review and adoption of the Illegal Demolition Sub-Committee Meeting #2

Application:

Motion:

By: Lee Bressler

Second: Anne Redd

Result: Passed

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

Opposed:

B. Consideration of proposed Illegal Demolition Fine Criteria and Tiers

Application:

Motion:

By: Lee Bressler

Second: Shawanda Poree

Result: Passed

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

Opposed:

XV. HDLC REPORTS AND COMMUNICATIONS

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