

New Orleans Historic District Landmarks
Commission Meeting Minutes

Date: October 2, 2024

Location: City Council Chamber

Called to order: 1:30 p.m.

Commissioners present: Jennie Cannon West, Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis

Commissioners arriving after beginning of the meeting: Annie Clark, Anne Redd,

Commissioners absent: Jennifer Green

I. Roll Call

At this time, Annie Clark arrived.

II. Minutes of the meeting

Motion: Approve the minutes.

By: Tim Lupin

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark

Opposed:

Comments:

III. Consent Agenda

Motion: Approve the consent agenda.

By: Annie Irvin

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark

Opposed:

Comments:

At this time, Anne Redd arrived.

IV. September New Business Work Applications

A. 237 Lowerline St

Application: Demolition of a Contributing rated, single-family building to grade.

Motion: Grant approval of the demolition of a Contributing rated, single-family building to grade.

By: Tim Lupin

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments: Susan Johnson

B. 624 Second St

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

Motion: Approve the application for demolition.

By: Greg Hackenberg

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

C. 2328 Annunciation St

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

Motion: Deny the application for demolition and recommend other paths to correcting the blight conditions be pursued. The Commission requested that in the future Code Enforcement provides more detailed documentation of the building and the reasoning for the demolition of a historic building to grade, as well as what alternatives to demolition have been explored.

By: Greg Hackenberg

Second: Anne Redd

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments: Susan Johnson, Marynell Nolan-Wheatley

D. 2600 Saint Claude Ave

Application: Demolition of a Non-Contributing (Contributing but substantially altered) rated, two-story commercial building to grade for future redevelopment.

Motion: Approve the application for demolition to grade with the proviso that the demolition Certificate of Appropriateness will not be issued until after redevelopment plans (for the overall site or at least one of the individual lots of record) have been reviewed, approved, and that CofA is also ready to be issued simultaneously.

By: Ross Karsen

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

E. 731 Valence

Application: Demolition of more than 50% of the roof at a Contributing rated, single story, single-family building.

Motion: Grant conceptual approval with the details to be worked out at the Staff level about the removal of the irregular massing at the camelback addition.

By: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

F. 7924 Panola St

Application: Demolition of a Contributing but altered single-family, one-story building to grade.

Motion: Grant approval of the demolition of a Contributing but altered single-family, one-story building to grade.

By: Annie Irvin

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

V. Old Business Work Applications

A. 817 Esplanade Ave

Application: Request to install new metal gate at recessed front entry stairs of an existing Contributing rated two-story, single-family residential building.

Motion: Approve the request for installation of a new metal security gate at the base of the stairs of the recessed front entry alcove with the proviso that the design and detailing match the standard HDLC requirements for metal fencing and that the applicant provide some additional information (such as a sketch/drawing) more clearly indicating the height, installation location, and other details.

By: Ross Karsen

Second: Anne Redd

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

VI. October New Business Demolition Applications

A. 509 Exposition Blvd

Application: Demolition of 100% of the roof structure at a Contributing rated, single-story building.

Motion: Deny the application for the demolition of 100% of the roof structure and primary facade at a Contributing rated, single-story building.

By: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments: Susan Johnson

B. 539 Webster St

Application: Demolition of a Non-Contributing, single-story, single-family building to grade.

Motion: Grant approval of the demolition of a Non-Contributing, single-story, single-family building to grade.

By: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

C. 4623 Annunciation St

Application: Demolition of a Contributing rated, single-story, single-family building.

Motion: Grant approval of the demolition of a Contributing rated, single-story, single-family building.

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

VII. New Business Retention Applications

A. 171 Alix St

Application: Retention of two highly visible mini-splits at a Contributing rated, one-story, two-family residential building installed without a Certificate of Appropriateness.

Motion: Grant the retention of the mini-splits as is, with the proviso that when they are replaced, they are moved to less visible locations with HDLC staff approval.

By: Shawanda Poree

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

B. 3044 Royal St

Application: Retention of removal of decorative roof cresting, finial, and two ridge cap vents from an existing Significant rated one-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of removal of the previously existing decorative roof cresting, finial, and two ridge cap vents as part of the installation of the new "Fortified" replacement roof.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda

Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

VIII. Ratification of the Architectural Review Committee and Staff Actions since the September 4th, 2024 meeting.

Motion: Ratify the actions.

By: Jason King

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda

Poree, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

IX. HDLC Reports and Communications

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