

New Orleans Historic District Landmarks
Commission Meeting Minutes

Date: November 6, 2024

Location: City Council Chamber

Called to order: 1:30 p.m.

Commissioners present: Jim Ashbee, Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Commissioners arriving after beginning of the meeting: Jason King

Commissioners absent: Jennifer Green, Jennie Cannon West, Shawanda Poree

Election of Temporary Chair

Motion: Elect Greg Hackenberg as temporary Chair

By: Ross Karsen

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Anne Redd

Opposed:

Comments:

I. Roll Call

II. Minutes of the meeting of Wednesday October 2nd Meeting

Motion: Approve the minutes.

By: Ross Karsen

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

III. 2025 Meeting Dates and Deadlines

Motion: Approve the 2025 Dates and Deadlines

By: Anne Redd

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

IV. Landmark Nomination of 1223-1231 Saint Maurice Street

Motion: Nominate as a landmark

By: Annie Clark

Second: Ross Karsen, Tim Lupin

Result: Passed

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

Opposed:

Comments:

V. CLG Review of Nominations to the National Register of Historic Places

A. 1309 Harmony Street

Motion: Recommend 1309 Harmony Street be listed on the National Register of Historic Places

By: Ross Karsen

Second: Anne Redd

Result: Passed

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

Opposed:

Comments: Public comment by John Kligman

B. 1771 Nashville Avenue

Motion: No recommendation due to lack of motion

Comments: Public comment by Rochelle Juelich, Howard Noble

VI. Consent Agenda

Motion: Approve the Consent Agenda.

By: Annie Clark

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

VII. New Business Work Applications

A. 1141 Esplanade Ave

Application: New Construction of a four-story 48,000 SQ FT, multi-family, residential building on a vacant lot.

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

By: Tim Lupin

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments: Annie Clark recuses self from this Agenda Item, public comment by Greg Richardson

At this time, Jason King arrived.

B. 915 Patterson Road

Application: Appeal ARC recommendation for the new construction of a 1,700 SF one-story, single-family residential building on a vacant lot.

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

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments:

VIII. New Business Demolition Applications

A. 1016 N Roman St

Application: Demolition of a Significant-rated, single-family, two-story 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.

By: Anne Redd

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments: Public comments by Glen J. Trotter, Marynell Nolan-Wheatley (PRC), Susan Johnson

B. 1900 Saint Ann St, 1902 St Ann

Application: Demolition of a Significant rated, two-story, mixed use 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.

By: Greg Hackenberg

Second: Anne Redd

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments: Public comments by Marynell Nolan-Wheatley (PRC), Susan Johnson

C. 416 S Broad St

Application: Demolition of a Contributing rated, two-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.

By: Anne Redd

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments: Public comments by Marynell Nolan-Wheatley (PRC), Susan Johnson

D. 613 Vallette St

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

Motion: Deny the application for demolition.

By: Jim Ashbee

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments: Public comments by Marynell Nolan-Wheatley (PRC), Cathy Douglas

E. 3340 Orleans Ave

Application: Demolition of 100% of the roof at a Non-Contributing commercial building.

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

By: Tim Lupin

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments:

F. 1128 Lowerline St

Application: Demolition of a Non-Contributing single-story residential building.

Motion: Approve the application for demolition to grade.

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments: Public comments by Greg Richardson, Susan Johnson

VII. New Business Retention Applications

A. 2473 Burgundy St

Application: Retention of removal of five original window openings, removal of window awning, and removal of original wood windows for installation of inappropriate replacement windows with apron trim at a Contributing rated, two-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the request for retention of removal of five original window openings and removal of one window awning. The Commission also voted to deny the request for retention of removal of original wood windows for replacement with inappropriate windows and apron trim, with the proviso that the visible left and right-side windows must be reset further back into the wall depth with new exterior wood window screens installed so that their overall visibility is reduced from the street

By: Greg Hackenberg

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments:

B. 606 Frenchmen St

Application: Retention of installation of new visually prominent commercial vent at the roof of an existing Contributing rated two-story commercial building in deviation of a Certificate of Appropriateness.

Motion: Approve the request for retention of the new commercial roof vent based on the current visibility and because relocating it would likely not substantially reduce or eliminate its visual prominence from the surrounding public right of way.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments:

VIII. Ratification of the Architectural Review Committee and Staff Actions since the October 2nd, 2024 meeting.

Motion: Approve Staff actions

By: Jim Ashbee

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Greg Hackenberg

Opposed:

Comments:

IX. HDLC Reports and Communications

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