

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: May 1, 2024

Location: City Council Chambers

Called to order: 1:30 p.m.

Commissioners present: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Commissioners arriving after beginning of the meeting:

Commissioners absent: Lee Bressler, Annie Clark, Jennifer Greene

I. Minutes of the Wednesday, April 3, 2024, meeting

Motion: Approve the minutes.

By: Jason King

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

II. Landmark Nomination of 1820 Milan Street, the Walker Percy Residence

Motion: Nominate the property for study as a Landmark.

By: Greg Hackenberg

Second: Shawanda Poree, Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

III. Consent Agenda

Motion: Approve the consent agenda.

By: Jason King

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

IV. New Business Work Applications

A. 1519 Robert C Blakes, SR Dr:

Application: Appeal of ARC recommendation for denial of renovation of a Landmark, two-story, single-family residential building including infill of a rear porch.

Motion: Denial

By: Greg Hackenberg

Second: Ross Karsen

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

B. 925 Vallette St:

Application: Installation of visually prominent roof-mounted solar equipment at a Contributing rated one-story, single-family residential building.

Motion: Approve the application of visually prominent roof-mounted solar equipment.

By: Shawanda Poree

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

C. 610 Frenchmen St:

Application: Request to remove existing slate roof for replacement with new asphalt/fiberglass roof shingles at an existing Contributing rated two-story, commercial building.

Motion: Approve the request for removal of the existing deteriorated slate roofing for replacement with new Permalock aluminum roof shingles, with the proviso that the existing roof ridge tiles must be retained and reinstalled on the new metal roof.

By: Shawanda Poree

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

V. New Business Demolition Applications

A. 2100 Dumaine St:

Application: Demolition of 100% of the roof structure at a Contributing rated, one-family building

Motion: Approve

By: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

B. 6012 Annunciation St:

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

Motion: Approve

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

C. 1605 Audubon St:

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

Motion: Denial

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

D. 524 Henry Clay Ave:

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

Motion: Approve

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed: Jason King

Comments:

E. 3962 Laurel St:

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

Motion: Approve

By: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

F. 3738 Calhoun St:

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

Motion: Approve

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

VI. Old Business Retention Applications

A. 1139 Ursulines Ave:

Application: Retention of the demolition of 100% of the roof structure at a Significant rated building in deviation of a Certificate of Appropriateness.

Motion: Levee a fine of \$2500.

By: Shawanda Poree

Second: Ross Karsen

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

VII. New Business Retention Applications

A. 700 Pelican Ave:

Application: Retention of inappropriate door and awning at left-side elevation in deviation of an HDLC Certificate of Appropriateness at a Contributing rated two-story residential building.

Motion: Deny the application for retention of the currently installed door and awning at left-side elevation.

By: Shawanda Poree

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Jason King, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed: Ross Karsen, Tim Lupin

Comments: 5 yay and 2 nay votes with Jennie being the deciding vote to approve the motion.

B. 1031 Clouet St:

Application: Retention of polycarbonate material between perforated metal screening at right-side porch at a Contributing-rated one-story, single-family residential building in deviation of CofA.

Motion: Approve the application for retention of the polycarbonate material at right-side porch entry screening.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

C. 1700 Louisa St:

Application: Retention of inappropriate side elevation windows and window trim and removal of ridge tiles installed without an HDLC Certificate of Appropriateness at a Contributing rated one-story, two-family residential building.

Motion: Approve the application for retention of the side and rear elevation vinyl windows with the proviso that the front façade restoration be permitted.

By: Ross Karsen

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

D. 514 Flood St:

Application: Retention of change of roof form at the front of an existing Contributing (but altered) rated one-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of change of roof form at the front elevation of this building in deviation of a Certificate of Appropriateness.

By: Greg Hackenberg

Second: Anne Redd

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

E. 800 Homer Plessy Way:

Application: Retention of installation of a 200 SF pre-manufactured garden shed accessory structure in deviation of a Certificate of Appropriateness.

Motion: Defer action on this application until the next Commission meeting so that the applicant can consider additional architectural solutions to better integrate the accessory building into the overall site.

By: Ross Karsen

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

VIII. Ratification of Architectural Review Committee and Staff Actions since the Wednesday, April 3, 2024, meeting.

Motion: Approve

By: Greg Hackenberg

Second: Anne Redd

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

IX. HDLC Reports and Communications

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