

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: June 5, 2024

Location: City Council Chambers

Called to order: 1:30 p.m.

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

Commissioners arriving after beginning of the meeting: Annie Clark, Jennifer Greene

Commissioners absent:

I. Minutes of the Wednesday, May 1, 2024, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Anne Redd

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

II. Consent Agenda

Motion: Approve the consent agenda.

By: Lee Bressler

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

III. New Business Work Applications

A. 4224 Saint Claude Ave:

Application: Installation of visually prominent HVAC equipment at right-side elevation of a Contributing rated, camelback, multi-family residential building.

Motion: Approve the application for the installation of the mini-split HVAC equipment at the proposed right-side elevation location with the proviso that HDLC Staff-approved screening is installed to reduce the overall visibility of the wall-mounted equipment.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

B. 7100 Saint Charles Ave:

Application: Request to remove decorative trim for replacement of internal gutter system with new external gutter system at a Contributing rated, two-story, religious building.

Motion: Approve the application, with the proviso that the applicant continue to work with staff to find a more accurate replacement for the existing decorative trim.

By: Jim Ashbee

Second: Shawanda Poree

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

IV. New Business Demolition Applications

A. 2428 Napoleon Ave:

Application: Demolition of a Contributing rated, education building to grade.

Motion: Deny

By: Tim Lupin

Second: Shawanda Poree

Result: Passed

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

Opposed: Lee Bressler, Jennifer Greene, Anne Redd

Comments:

B. 5920 Hurst St:

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

Motion: Approve the application.

By: Lee Bressler

Second: Anne Redd

Result: Failed

In Favor: Lee Bressler, Greg Hackenberg, Anne Redd

Opposed: Jim Ashbee, Annie Clark, Jennifer, Greene, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree

Comments: Resulted in a No Action vote.

C. 4300 Annunciation St:

Application: Demolition of 100% of the roof structure through encapsulation of a Non-Contributing rated, two-story, single-family residential building.

Motion: Approve

By: Annie Clark

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

D. 5224-5226 Magazine St:

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

Motion: Approve

By: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments: Greg Hackenberg recused himself from this item.

V. Old Business Retention Applications

A. 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: Approve the request for retention with the proviso that the accessory shed is painted to match the muted gray color of adjacent site amenities, the 3-tab shingle roof is replaced with an appropriate architectural grade asphalt roof shingle, and that permanent and non-moveable planted screening be installed to further obscure the view of the accessory and to better integrate it into the garden context.

By: Ross Karsen

Second: Lee Bressler

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

VI. New Business Retention Applications

A. 2608-2610 Peniston St:

Application: Retention of demolition of a Contributing rated, two-story, single-family residential building in deviation of the building permit.

Motion: Approve the retention with an \$18,000 fine.

By: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Comments:

B. 1233 Desire St:

Application: Retention of inappropriate flush-mounted vinyl windows, window apron trim, and removed windows at a Contributing rated, one-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of three (3) flush-mounted vinyl windows at the right-side elevation of the rear addition with the proviso that the two (2) more visible flush-mounted vinyl windows at the left and right-side elevations be recess-mounted and trimmed out to match adjacent windows or be replaced with Pella Encompass windows as per the previous HDLC CofA. In addition, the Commission voted to approve the removal of three (3) non-original vinyl windows at the right-side elevation of the building and addition. The Commission also voted to deny the installation of window apron trim and noted that all window apron trim at the main building must be removed.

By: Ross Karsen

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

C. 1510 Robert C Blakes, SR Dr:

Application: Retention of the installation of highly visible mini-splits and inappropriate shingle roof at a Landmark, two-story, multi-family residential building without a Certificate of Appropriateness.

Motion: Deny the application for retention.

By: Jennifer Greene

Second: Shawanda Poree

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

D. 5416-5418 Dauphine St:

Application: Retention of removal of roof ridge tiles and ridge cap vents for installation of a continuous ridge vent at an existing Contributing rated one-story, two-family residential building without a Certificate of Appropriateness.

Motion: Approve the request for retention of removal of the previously existing roof ridge tiles and ridge cap vents for installation of the continuous ridge vent.

By: Ross Karsen

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

E. 3201-3205 Chartres St:

Application: Retention of inappropriate light fixture installed at front elevation of a Contributing rated, one-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the request for retention of the light fixture installed at the front overhang.

By: Ross Karsen

Second: Lee Bressler

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

VII. Ratification of Architectural Review Committee and Staff Actions since the Wednesday, May 1, 2024, meeting.

Motion: Approve

By: Greg Hackenberg

Second: Lee Bressler

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Annie Clark, Jennifer Greene, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

VIII. HDLC Reports and Communications

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

