

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: July 10, 2024

Location: City Council Chamber, 1300 Perdido

Called to order: 1:30 p.m.

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

Commissioners arriving after beginning of the meeting:

Commissioners absent: Shawanda Poree, Jennifer Greene

**I. Roll Call**

**II. Minutes of the meeting**

Motion: Approve the minutes.

By: Ross Karsen

Second: Annie Clark

Result: Passed

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

Opposed:

Comments:

**III. Appointment of Chair and Vice Chair**

Motion: Elect Jennie West as Chair

By: Annie Clark

Second: Anne Redd

Result: Passed

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

Opposed:

Comments:

Motion: Elect Jason King as Vice Chair

By: Annie Clark

Second: Anne Redd

Result: Passed

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

Opposed:

Comments:

**IV. Consent Agenda**

Motion: Approve the consent agenda.

By Jason King

Second: Greg Hackenberg

Result: Passed

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

Opposed:

Comments: Item G withdrawn

**V. New Business Work Applications****A. 8300 Earhart Blvd**

Application: Installation of ground mounted HVAC and screening at a Landmark, commercial building.

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

By: Jason King

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

**B. 3132 Laurel Street**

Application: Installation of street facing solar panels at a Contributing rated, two-story, single-family residential building.

Motion: Deny the application for the installation of street facing solar panels.

By: Greg Hackenberg

Second: Ross Karsen

Result: Passed

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

Opposed:

Comments:

**C. Aeratis Siding**

Application: Approve the product for staff level review, with the proviso that it is only approved where composite materials are approved by the Guidelines.

Motion: Approve

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

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

Opposed:

Comments:

**VI. New Business Demolition****A. 7900 Maple Street**

Application: Demo existing vacant building.

Motion: Approve the application for demolition to grade.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments: Claudia Garofalo, Susan Johnson, Mary Mysing-Gubala

**B. 119 North Broadway**

Application: Demolition of an altered but contributing rated, two-family residential building to grade.

Motion: Approve the application for demolition to grade.

By: Greg Hackenberg

Second: Ross Karsen

Result: Passed

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

Opposed:

Comments:

**C. 715 North Salcedo**

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

Motion: Approve the application for demolition to grade.

By: Jason King

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

**VII. New Business Retention****A. 721 Seventh Street**

Application: Retention of inappropriate windows and HVAC platforms at a Non-Contributing, two-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Uphold the previous Commission motion of the April 5, 2023, meeting which states:

Deny the retention of the HVAC platforms. Approve the retention of the inappropriate vinyl windows, except for the first two windows on the left elevation (1 on the first-floor and 1 on the second-floor), the first three windows on the right elevation (1 on the first-floor and 2 on the second-floor), and the four upper windows towards the rear of the right elevation (2 on the second-floor and 2 on the third-floor). These windows will need to be replaced with HDLC staff approved windows.

By: Greg Hackenberg

Second: Annie Clark

Result: Passed

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

Opposed:

Comments:

**B. 1808 Lowerline Street**

Application: Retention of the demolition of 100% of the roof structure in deviation of a HDLC reviewed drawings.

Motion: Approve the retention of the demolition of 100% of the roof structure in deviation of HDLC reviewed drawings. Defer action on the fine in order to review the structural engineer's report.

By: Tim Lupin

Second: Ross Karsen

Result: Passe

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

Opposed:

Comments: Claudia Garofalo, Carol Gniady, Kasey Stone, Susan Johnson, Daniel Hunt

**C. 619 Lizardi Street**

Application: Retention of construction of a 405 SF covered side porch addition at an existing Contributing rated one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of the side covered porch as currently constructed.

By: Ross Karsen

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

D. 3323 Constance Street

Application: Retention of the demolition of a chimney at a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of the demolition of the chimney.

By: Greg Hackenberg

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

E. 1734 Josephine Street

Application: Retention of multiple inappropriate items at a Landmark, two-story, single-family residential building without a Certificate of Appropriateness.

Motion: Deny the application for retention of the applied ornamentation, applied decorative cornices, the newel posts as built, and the replacement handrails as installed.

By: Greg Hackenberg

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

F. 722 Alvar Street

Application: Retention of installation of new attached roof coverings at the side and rear elevations of an existing Contributing rated one-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of the new attached post-supported roof coverings at the right side and rear of the building.

By: Ross Karsen

Second: Anne Redd

Result: Passed

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

Opposed:

Comments:

G. 335 Tricou Street

Application: Retention of conversion of existing open-air pergola into new 200 SF enclosed accessory storage structure at rear yard of an existing Contributing rated one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of the installation of the previous open-air pergola and retention of the current conversion to an enclosed accessory storage structure

By: Ross Karsen

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

H. 1425 -1427 Bourbon Street

Application: Retention of installation of inappropriate roof shingles at rear face of front parapet wall at an existing Significant rated two-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Deny the application for retention of the roof shingles installed at the rear of the front parapet wall due to the Significant rating of the existing building, because this change of scope was not submitted to HDLC for review or approval, because the HDLC Design Guidelines do not consider asphalt roof shingles to be an appropriate cladding treatment for this kind of vertical surface, and because the area of rear parapet is highly visible from the public right of way from Kerlerrec Street.

By: Tim Lupin

Second: Anne Clark

Result: Passed

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

Opposed:

Comments:

I. 3500 St Claude Ave

Application: : Retention of inappropriate HVAC equipment and insufficient screening at a Landmark, commercial building in deviation of a Certificate of Appropriateness.

Motion: Approve the retention of the HVAC equipment as installed. Defer the HVAC screening to the next meeting for further documentation to be submitted.

By: Ross Karsen

Second: Anne Redd

Result: Passed

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

Opposed:

Comments:

J. 809 Brooklyn Ave

Application: Retention of the installation of barbed wire topped chain link fencing at a vacant lot without a Certificate of Appropriateness.

Motion: Approve the application for retention of the chain-link fencing.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

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

Opposed:

Comments:

**VIII. Ratification of Architectural Review Committee and Staff Actions since the Wednesday, June 5<sup>th</sup>, 024, meeting.**

Motion:

By: Ross Karsen

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

**IX. HDLC Reports and Communications**

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