

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: September 4<sup>th</sup>, 2024

Location: City Council Chamber

Called to order: 1:30 p.m.

Commissioners present: Jim Ashbee, Ross Karsen, Jason King, Annie Irvin, Annie Clark, Tim Lupin, Jennie Cannon West

Commissioners arriving after beginning of the meeting: Anne Redd

Commissioners absent: Shawanda Poree, Greg Hackenberg, Adero Lewis

**I. Minutes of the meeting**

Motion: Approve the July 10<sup>th</sup> 2024 meeting minutes.

By: Ross Karsen

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Annie Irvin, Annie Clark, Tim Lupin, Jennie Cannon West

Opposed:

Comments:

**II. Landmark Nomination of 1731 New Orleans Street**

Motion: Approve

By: Ross Karsen

Second: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Annie Irvin, Annie Clark, Tim Lupin, Jennie Cannon West

Opposed:

Comments:

At this time, Anne Redd arrived.

**III. Consent Agenda**

Motion: Approve the consent agenda.

By Ross Karsen

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

**IV. August New Business Work Applications**

A. 1622 Toledano St

Application: New construction of a 10,300 SF three-story, multi-family residential building including demolition of an existing Contributing rated one-story, single-family residential building to grade.

Motion: Grant conceptual approval of the massing and site plan, with the final details of the façade composition and fencing to return for additional ARC review once further developed, and to approve the request for demolition to grade with the proviso that the CofA will not be issued until the new construction CofA is also ready to be issued simultaneously.

By: Anne Redd

Second: Ross Karsen

Result: Passed

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

Opposed:

Comments:

B. 2366 Annunciation St

Application: Request to install highly decorative metal handrails at front porch of a Contributing rated, one-story, single-family residential building as part of a renovation of the front porch.

Motion: Grant approval of the decorative railings.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments: Public Comment by Marynell Nolan-Wheatley (PRC), Ron Loesel

C. 276 Elmira Ave

Application: Request to remove one non-original chimney at the rear of a Contributing rated, one-story, single-family residential building.

Motion: Grant approval of the demolition of the non-original chimney. Please

By: Jason King

Second: Annie Clark

Result: Passed

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

Opposed:

Comments:

**V. August New Business Demolition Applications**

A. 8229 Hickory St

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

Motion: Approve the application for demolition to grade.

By: Annie Irvin

Second: Anne Redd

Result: Passed

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

Opposed:

Comments: Public Comment from Doug Kohnke

B. 401 Lowerline St

Application: Demolition of more than 25% of the primary facade of a Contributing rated, one-story, single-family residential building.

Motion: Deny the demolition of more than 25% of the primary façade.

By: Tim Lupin

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments: Public Comment from Susan Johnson, Henry Fitzhugh

**VI. August Old Business Work Application**

A. 1808 Lowerline St

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

Motion: Levy a fine of \$11,000 for the demolition.

By: Tim Lupin

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments: Public Comment by Susan Johnson, Joshua Juneau, Zach Smith, Rhett Bunce

B. 3500 Saint Claude Ave

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

Motion: Deny the retention of the current screening but agreed that screening is necessary, and the applicant should work with staff to find an alternative solution.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

**VII. August New Business Retention Applications**

A. 1529-1531 Louisa St

Application: Retention of installation of visually prominent HVAC conduit installed at side elevations of an existing Contributing rated one-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the request for retention with the provisos that 1) the vertical and horizontal conduit lines at the left and right sides must be painted to match the building wall color to reduce their visibility, 2) the overall quantity/visibility of the strap attachments must be reduced, and 3) the exterior conduit must be addressed in the future if replacement is requested, such as by removal (and replacement with typical exterior condenser units with interior ductwork) or re-routing at the building interior (for example, in the attic), so this condition does not become a permitted non-conformity.

By: Ross Karsen

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

B. 629 Lesseps St

Application: Retention of installation of inappropriate vinyl windows, change of window arrangement, change of rear roof form, removal of side entry door and awning, installation of rear wall-mounted HVAC, and installation of inappropriate front entry door transom at an existing Contributing rated one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Deny the request for retention of the inappropriate windows at the left side of the building and the inappropriate front entry door transom height, and to approve the request for retention of the inappropriate windows at the right side of the building, the change or rear roof form, change of rear window arrangement, removal of side entry door and awning, and installation of rear wall-mounted HVAC unit with the proviso that it must be permitted under an after-the-fact mechanical application.

By: Ross Karsen

Second: Annie Irvin

Result: Passed

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

Opposed:

Comments: Public Comment by Ron Loesel

C. 816 Mazant St

Application: Retention of modifications and expansion of a non-historic one-story accessory structure at the rear of an existing Non-Contributing rated one-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the request for retention of the modifications and expansion of the previously existing Non-Contributing rated one-story rear accessory structure.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

D. 4816-4818 Dauphine St

Application: Retention of installation of inappropriate roof shingles and wind turbine vents at an existing Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Deny the request for retention of the wind turbine vents, and to approve the request for retention of the brown shingle roof color with the proviso that it must be replaced with an appropriate shingle color if roof replacement is requested in the future so that it does not become a permitted non-conformity.

By: Ross Karsen

Second: Anne Redd

Result: Defer

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

Opposed:

Comments:

**VIII. September New 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: Defer action on this application until the next Commission meeting so that you may attend

By: Tim Lupin

Second: Jason King

Result: Passed

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

Opposed:

Comments:

**IX. September New Business Demolition Applications**

A. 405 Delaronde St

Application: Demolition of a Contributing rated, accessory structure to grade at a Landmark site.

Motion: Approve the application for demolition.

By: Tim Lupin

Second: Annie Clark

Result: Passed

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

Opposed:

Comments:

At this time, an emergency alarm caused the evacuation of City Hall, and the meeting was adjourned.