

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: January 8th, 2025

Location: City Council Chamber

Called to order: 1:00 p.m.

Commissioners present: Jennie Cannon West, Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark

Commissioners arriving after beginning of the meeting: Greg Hackenberg

Commissioners absent: Jennifer Green, Adero Lewis, Jim Ashbee, Jason King

I. Roll Call

II. Minutes of the meeting

Motion: Approve the minutes.

By: Anne Redd

Second: Shawanda Poree

Result: Passed

In Favor: Jennie Cannon West, Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark

Opposed:

Comments:

III. Consent Agenda

Motion: Approve the consent agenda.

By: Anne Redd

Second: Ross Karsen

Result: Passed

In Favor: Jennie Cannon West, Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark

Opposed:

Comments:

IV. December New Business Demolition Applications

A. 1022 Valence St

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

Motion: Grant approval of the demolition of more than 50% of the roof at a Contributing rated, single-family building.

By: Tim Lupin

Second: Anne Redd

Result: Passed

In Favor: Jennie Cannon West, Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark

Opposed:

Comments:

B. 2717 Tulane Ave

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

Motion: Grant approval of the demolition of a Non-Contributing, single-story commercial building to grade.

By: Annie Clark

Second: Shawanda Poree

Result: Passed

In Favor: Jennie Cannon West, Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark

Opposed:

Comments:

At this point, Greg Hackenberg arrived.

V. December New Business Work Applications

A. 730 Saint Ferdinand St

Application: Retention of installation of inappropriate fiber cement trim, fascia, and beam/column wraps at the front elevation as part of the new construction of a two-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the request for retention of inappropriate fiber cement trim, fascia, and beam/column warps as currently installed at the front elevation gallery due to some ambiguity in the verbiage of the approved drawing notes and based on inspection photos of the current installation, with the proviso that all cut edges (including those that are burnt and blown out), butt joints, etc. must be sanded and refined as much as possible so the overall installation appears like standard wood elements after painting

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Jennie Cannon West, Ross Karsen, Tim Lupin, Annie Irvin, Anne Redd, Annie Clark

Opposed: Shawanda Poree

Comments:

B. 3011-3013 Saint Claude Ave

Application: Retention of partial exterior wall demolition at a Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness including request for additional exterior wall reframing.

Motion: Approve the application for retention of partial exterior wall demolition in deviation of a Certificate of Appropriateness and to levy an additional fine of \$500 for the unpermitted demolition. The Commission also voted to approve the requested additional 40 FT of exterior wall and foundation sill replacement, with a proviso that framing is sistered to remain in place rather than removed and replaced wherever feasible at these areas.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark, Greg Hackenberg

Opposed:

Comments:

C. 1705-1707 Louisa St

Application: Retention of installation of new visible deck and access stair at the rear of an existing Non-Contributing rated two-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of installation of new visible rear deck and access stair with the proviso that all wood elements must be painted with opaque paint (not stained), so they appear more compatible with the existing building and surrounding historic context.

By: Ross Karsen

Second: Annie Irvine

Result: Passed

In Favor: Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark, Greg Hackenberg

Opposed:

Comments:

D. 631-633 Saint Ferdinand

Application: Retention of change in window header heights as part of a renovation and camelback addition at an existing Contributing rated one-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the request for retention of the change in window header heights at the left and right sides as currently installed due to the unforeseen interior framing and floor height conditions noted, due to the limited visibility at the left side, and because the applicant has also agreed to rework all new window installation depths to bring the overall elevations more closely into compliance with the HDLC Design Guidelines.

By: Annie Clark

Second: Greg Hackenberg

Result: Passed

In Favor: Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark, Greg Hackenberg

Opposed:

Comments:

VI. January New Business Demolition Applications

A. 914-916 Gallier St

Application: Replace roof, remove 1 chimney, replace 1 HVAC system and replace all ductwork.

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

By: Shawanda Poree

Second: Greg Hackenberg

Result: Passed

In Favor: Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark, Greg Hackenberg

Opposed:

Comments:

B. 3914 Royal St

Application: Request to install new metal roofing with a lighter color and more reflective finish at an existing Non-Contributing rated one-story, commercial warehouse building.

Motion: Approve the request for both Galvalume and Sandstone metal roof colors and finishes based on the Non-Contributing rating of the building, the minimal visibility of the roof from the street, and to allow for greater energy efficiency at the existing building.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark, Greg Hackenberg

Opposed:

Comments:

C. 5640 Burgundy St

Application: Request to install decorative metal pedestrian and vehicle access gates at an existing Contributing rated two-story, commercial building.

Motion: At that time the Commission voted to: Grant approval of decorative metal gate, with the proviso the center decorative panel is removed. Grant approval of HVAC equipment in location C. Denial proposed location A and B of the HVAC equipment and recommend working with staff on a more appropriate location.

By: Shawanda Poree

Second: Anne Redd

Result: Passed

In Favor: Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark, Greg Hackenberg

Opposed:

Comments:

VII. January New Business Demolition Applications

A. 1611 Laharpe St

Application: Demolition

Motion: Approve the application for demolition.

By: Shawanda Poree

Second: Greg Hackenberg

Result: Passed

In Favor: Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark, Greg Hackenberg

Opposed:

Comments:

VIII. January New Business Demolition Applications

A. 2212 Wirth Pl

Application: Retention of the demolition of more than 50% of the roof at a Contributing rated, single-family building without a Certificate of Appropriateness.

Motion: Approve the application for retention of demolition in deviation of the reviewed drawings and to levy a fine of \$750.00 for the demolition.

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark, Greg Hackenberg

Opposed:

Comments:

B. 2633 Saint Claude Ave

Application: Retention of installation of visually prominent roof-mounted commercial hood vents at a Contributing (but altered) rated, one-story commercial building without a Certificate of Appropriateness.

Motion: Approve the application for retention of visually prominent roof-mounted commercial hood vents installed at the rear building roof.

By: Ross Karsen

Second: Annie Clark

Result: Passed

In Favor: Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark, Greg Hackenberg

Opposed:

Comments:

VIII. Ratification of the Architectural Review Committee and Staff Actions since the September 4th, 2024 meeting.

Motion: Approve Staff Actions

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Ross Karsen, Tim Lupin, Shawanda Poree, Annie Irvin, Anne Redd, Annie Clark, Greg Hackenberg

Opposed:

Comments:

IX. HDLC Reports and Communications

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