

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: February 4, 2026

Location: City Council Chambers

Called to order: 1:00PM

Commissioners present: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark

Commissioners arriving after the beginning of the meeting: Shawanda Poree

Commissioners absent: Greg Hackenberg, Tim Lupin, Annie Irvin

I. Roll Call

II. Minutes of the Wednesday, January 7, 2026, meeting.

Motion: Approve the minutes.

By: Ross Karsen

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

III. CLG Review of 3949 Euphrosine Street

Motion: Recommend against listing on the National Register of Historic Places

By: Ross Karsen

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

IV. Consent Agenda

Motion: Approve the consent agenda.

By: Jennifer Greene

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

V. New Business Work Applications

A. 4426 N Rampart St:

Application: Request to install street facing solar panels at a Non-Contributing rated, one-story, single-family residential building.

Motion: Deny Option A and approve Option B due to the high visibility of Option A.

By: Ross Karsen

Second: Shawanda Poree

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

B. 1416-1418 Dauphine St:

Application: Request to install new gates at the top of the porch stairs at a Contributing rated, two-story, residential building.

Motion: Deny the application for the proposed new gates at the top of the existing porch stairs as this condition is explicitly prohibited by the HDLC Design Guidelines which do not allow for fencing or gates on porches, stoops, or stairs, because approval of this request could establish a negative precedent for future applications, and due to concern that the proposed condition may conflict with building code provisions related to safe and accessible stair landings. Additionally, the Commission agreed that alternative security options exist for this area that would have less impact on the historically open appearance of the front porch.

By: Ross Karsen

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

VI. Old Business Demolition Applications

A. 1534 Saint Louis St:

Application: Demolition of a Landmark, two-story, commercial building to grade.

Motion: Defer action to the next meeting.

By: Jennifer Greene

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree
Comments:

VII. New Business Demolition Applications

A. 2663 Iberville St, 206-210 N Broad St:

Application: Removed from agenda. Item was not heard.

B. 4724-4726 Danneel St:

Application: Removed from agenda. Item was not heard.

C. 929 N D'orgenois St:

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

Motion: Deny the application for demolition to grade based on the condition of the structure today and because much of the original character-defining exterior architectural details remain and the building continues to contribute its type, style, massing and roof form to the surrounding local historic district.

By: Jennifer Greene

Second: Shawanda Poree

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

D. 703 Napoleon Ave, 4339 Laurel St:

Application: Removed from agenda. Item was not heard.

E. 165 Broadway St:

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

Motion: Approve the application for partial roof demolition.

By: Jason King

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

F. 1208 Second St:

Application: Demolition of a Contributing rated, raised basement, single-family residential building to grade.

Motion: Deny the application for demolition.

By: Jennifer Greene

Second: Jason King

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

VIII. New Business Retention Applications

A. 3115 Chippewa St:

Application: Retention of the installation of inappropriate windows at a Contributing rated, one-story, single-family residential building in deviation of the Certificate of Appropriateness.

Motion: Approve the retention of windows 1-5, per the Property Summary Report, with the proviso that when the windows are replaced new windows will meet the HDLC Guidelines.

Deny windows 6 and 7, as installed. The windows should be recess mounted with full screens added.

By: Shawanda Poree

Second: Ross Karsen

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

B. 723 Andry St:

Application: Retention of the installation of inappropriate windows at a Non-Contributing rated, one-story, single-family residential building installed in deviation of the Certificate of Appropriateness.

Motion: Approve the retention of the installation of inappropriate windows under with the proviso that the windows be recessed. If a screen is desired, it must be a full screen.

By: Ross Karsen

Second: Adero Lewis

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

C. 119 Olivier St:

Application: Retention of the installation of inappropriate windows at a Contributing rated, two-story, single-family residential building without a Certificate of Appropriateness.

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to work with HDLC Staff to determine the best way to bring the inappropriate windows into compliance with the HDLC Guidelines.

By: Shawanda Poree

Second: Jennifer Greene

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

IX. Ratification of Architectural Review Committee and Staff actions since the Wednesday, January 7, 2026, meeting.

Motion: Approve the ratification of ARC and Staff actions.

By: Ross Karsen

Second: Jennifer Greene

Result: Passed

In Favor: Jim Ashbee, Ross Karsen, Jason King, Jennie Cannon West, Adero Lewis, Jennifer Greene, Annie Clark, Shawanda Poree

Opposed:

Comments:

X. HDLC Reports and Communications

A. HDLC 50th Anniversary

B. Update on HDLC Express Lane