

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: June 3, 2026

Location: City Council Chambers

Called to order: 1:00 PM

Commissioners present: Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Commissioners arriving after the beginning of the meeting: Jason King

Commissioners absent: Adero Lewis, Annie Clark, Annie Irvin, Shawanda Poree

I. Roll Call

II. Minutes of the Wednesday, May 6, 2026, meeting.

Motion: Approve the minutes.

By: Greg Hackenberg

Second: Ross Karsen

Result: Passed

In Favor: Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

III. CLG Review of 2925 Audubon Street

Motion: Recommend approval.

By: Ross Karsen

Second: Jim Ashbee

Result: Passed

In Favor: Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

IV. Landmark Nomination of 4634 Wilson Avenue

Motion: Approve the Landmark nomination.

By: Jennifer Greene

Second: Ross Karsen

Result: Passed

In Favor: Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin
Opposed:
Comments:

V. Consent Agenda

Motion: Approve the consent agenda.

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

Motion: Suspend the rules.

By: Jennifer Greene

Second: Greg Hackenberg

In Favor: Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

Motion: Remove item D (2329-2331 Dauphine St) from the consent agenda vote.

By: Jennifer Greene

Second: Greg Hackenberg

In Favor: Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

Motion: Reinstate the rules.

By: Jennifer Greene

Second: Greg Hackenberg

In Favor: Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

VI. New Business Work Applications

A. 2827-2829 Saint Thomas Street:

Application: Request to remove existing slate roof and install asphalt shingle roof at a Contributing rated, one-story, single-family residential building.

Motion: Approve the application.

By: Greg Hackenberg

Second: Jennifer Greene

Result: Passed

In Favor: Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

B. 3100 Saint Claude Ave:

Application: Request to install a 10'-0" fence at a Contributing rated, one-story commercial building.

Motion:

By:

Second:

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

C. 3028 Dauphine St:

Application: Request to install a 7'-0" fence at the front property line of a Contributing rated, two-story, two-family residential building.

Motion:

By:

Second:

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

VII. Old Business Demolition Applications

A. 2037-2039 Lapeyrouse St:

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

Motion: Approve the application for demolition of both structures to grade.

By: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed: Jennifer Greene

VIII. New Business Demolition Applications

A. 2131-2133 Pine St:

Application: Demolition through raising and removal of over 50% of the roof and exterior wall structure at a Contributing rated, raised basement, two-family residential building.

Motion:

By: Tim Lupin

Second: Jim Ashbee

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

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

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

Motion: Deny the application for demolition to grade.

By: Ross Karsen

Second: Jim Ashbee

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

C. 2300 Upperline St:

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

Motion: Approve the application for demolition to grade.

By: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

D. 7323 Panola St, 2103 Lowerline St:

Application: Removed from agenda. This item was not heard.

E. 6321-6323 Laurel 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: Tim Lupin

Second: Jim Ashbee

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

F. 5912 Patton St:

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

Motion: Approve the application for demolition of the rear portion of the structure.

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

G. 8632-8636 Cohn St:

Application: Demolition of a Contributing rated, one-story church building to grade.

Motion: Approve the application for demolition to grade.

By: Jason King

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

H. 538 First St:

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

Motion: Uphold the previous Commission motion to grant approval of the demolition of the two rear additions and deny the demolition of the front structure.

By: Greg Hackenberg

Second: Jim Ashbee

Result: Passed

In Favor: Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed: Jason King

Comments:

I. 2318 Chippewa St:

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

Motion: Approve the application for demolition.

By: Greg Hackenberg

Second: Jason King

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

IX. New Business Retention Applications

A. 1510 Religious St:

Application: Retention of multiple deteriorated items and MEP systems at a Landmark, commercial building, work done without a Certificate of Appropriateness.

Motion: Deny the request for retention of the deteriorated masonry and stucco, deteriorated entry gates, and inappropriate uplighting fixtures.

Defer the installation of the mini-split to the next Commission hearing.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

B. 510 Race St:

Application: Retention of deteriorated items at a Landmark, commercial building, work done without a Certificate of Appropriateness.

Motion: Deny the retention of the deteriorated masonry and stucco.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

C. 906 Philip St:

Application: Retention of unpainted front porch columns and uplighting at a Contributing rated, one-story, single-family residential building.

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant and Staff to confirm the case history of the project.

By: Tim Lupin

Second: Jason King

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

D. 1015-1017 First St:

Application: Application: Removed from agenda. This item was not heard.

E. 1463 Pauger St:

Application: Removed from agenda. This item was not heard.

F. 629 Lizardi St:

Application: Removed from agenda. This item was not heard.

G. 1136 Saint Bernard Ave:

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

Motion:

By:

Second:

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

H. 700 Webster St, 6101 Constance St:

Application: Retention of the demolition of over 25% of the historic materials on the primary facade of a Contributing rated, raised-basement, single-family residential building.

Motion: Deny the application for retention of demolition involving more than 25% of the historic materials on the primary facade.

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments: A fine was not imposed. The primary façade must be restored to its appearance prior to the removal of the double-hung windows, pair of entry doors, and transom. If the original material cannot be reinstalled, the new doors and windows must match the existing in size, shape, configuration, type, operation, materials, muntin pattern, dimension, profiles, relief, and detailing.

The proposed door and window specifications and installation details are to be submitted to the HDLC for review and approval prior to purchase and installation.

I. 419 Bouny St:

Application: Retention of several items at a Contributing rated, two-story, single-family residential building in deviation of the Certificate of Appropriateness.

Motion: Approve the retention of the following items: inappropriate roof shingle color, removal of roof ridge tiles, installation of flush vinyl windows at the side elevation, installation of windowsill trim, and the installation of decorative railing at the side entry.

By: Ross Karsen

Second: Jason King

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

J. 827-829 Atlantic Ave:

Application: Removed from agenda. This item was not heard.

V. **Consent Agenda Item D**

D. 2329-2331 Dauphine St

Motion: Approve consent agenda item.

By: Greg Hackenberg

Second: Jennie Cannon West

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Tim Lupin

Opposed:

Comments: Ross Karsen recused himself.

X. **Ratification of Architectural Review Committee and Staff actions since the Wednesday, May 6, 2026, meeting.**

Motion: Approve the ratification of ARC and Staff actions.

By: Jason King

Second: Jennifer Greene

Result: Passed

In Favor: Greg Hackenberg, Jason King, Jennie Cannon West, Jennifer Greene, Jim Ashbee, Ross Karsen, Tim Lupin

Opposed:

Comments:

XI. **HDLC Reports and Communications**