

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: November 3, 2021

Location: Zoom Teleconference

Called to order: 1:30 p.m.

Commissioners present: Anne Redd, Jesse LeBlanc, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman

Commissioners arriving after beginning of the meeting: Ed de Montluzin

Commissioners absent: Jason King, Calvin Alexander, Annie Cambria, Jennifer Greene, Heather Szapary

I. Minutes of the October 6, 2021 meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Donna Wakeman

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

II. CLG Review of National Register Nominations

Property Address: 2400 Napoleon Avenue

Motion: Recommend 2400 Napoleon Avenue for nomination to the National Register of Historic Places.

By: Greg Hackenberg

Second: Lee Bressler

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

Property Address: 2836 LaSalle Street

Motion: Recommend 2836 LaSalle Street for nomination to the National Register of Historic Places.

By: Anne Redd

Second: Ayo Love

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

III. Consent Agenda

Motion: Approve the Consent Agenda.

By: Donna Wakeman

Second: Ayo Love

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

IV. Old Business Work Applications

A. 3401 St. Charles Ave

Application: Demolition of two non-contributing one and two-story commercial buildings, demolition of one contributing two-story residential building and conceptual approval of new construction of 115-unit mixed-use development with ground-floor commercial space fronting St. Charles and Louisiana Avenues.

Motion: Approve the application for demolition to grade and grant conceptual approval of the proposed new construction with the final details to be reviewed again by the ARC. Please note that the Certificate of Appropriateness for the demolition will not be issued until the final redevelopment drawings have been reviewed and approved.

By: Ed de Montluzin

Second: Lee Bressler

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

B. 3423 St. Charles Ave

Application: Demolition of two non-contributing one and two-story commercial buildings, demolition of one contributing two-story residential building and conceptual approval of new construction of 115-unit mixed-use development with ground-floor commercial space fronting St. Charles and Louisiana Avenues.

Motion: Approve the application for demolition to grade. Please note that a Certificate of Appropriateness for the demolition will not be issued until the final redevelopment drawings have been reviewed and approved.

By: Ed de Montluzin

Second: Lee Bressler

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

C. 1631 Delachaise St

Application: Demolition of two non-contributing one and two-story commercial buildings, demolition of one contributing two-story residential building and conceptual approval of new construction of 115-unit mixed-use development with ground-floor commercial space fronting St. Charles and Louisiana Avenues.

Motion: Approve the application for demolition to grade with the proviso that all reusable building materials such as doors, windows, light fixtures, decorative ironwork, and terracotta roof tiles be salvaged for donation or reuse. Please note that a Certificate of Appropriateness for the demolition will not be issued until the final redevelopment drawings have been reviewed and approved.

By: Ed de Montluzin

Second: Lee Bressler

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

V. New Business Work Applications

A. 1301 Independence Street

Application: Installation of visually prominent solar panels on roof of one-story, single family residence.

Motion: To approve staff recommendation for solar collector placement.

By: Jennie West

Second: Donna Wakeman

Result: Approved

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

B. 539 Esplanade Avenue

Application: This item was withdrawn.

C. 932-34 Philip Street

Application: Remove 4 historic chimneys above the roofline at a two-story, two-family residential building.

Motion: Approve the removal of the left and rear chimneys and deny the removal of the front and right chimneys.

By: Greg Hackenberg

Second: Donna Wakeman

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

D. 2508 Dauphine Street

Application: This item was withdrawn

E. 2501 Decatur Street

Application: Remove existing terra-cotta barrel-style roof ridge tiles and finial for installation of new standing seam metal roof on existing contributing two-story, single-family residential building.

Motion: Approve the application for ridge tile removal to accommodate the installation of a new standing seam metal roof with the proviso that any reusable ridge tiles be salvaged and donated for reuse.

By: Donna Wakemen

Second: Jennie West

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments: The Commission noted that the removal of ridge tiles and finial was only approved for installation of new standing seam metal roofing. If the applicant would like to proceed with an asphalt

shingle roof then they must notify HDLC staff to update the CofA and they will be expected to salvage and re-install the existing ridge tiles on the new roof.

F. 1421 Josephine Street

Application: Request for one year extension to address fence violation.

Motion: Grant the requested one-year extension to resolve the violation.

By: Lee Bressler

Second: Ed de Montluzin

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

VI. Old Business Demolition Applications

A. 6038 Camp Street

Application: Demolition of more than 50% of the exterior walls and more than 50% of the roof structure of contributing one-story, single-family residential building to remove a non-original rear addition and construct new camelback addition.

Motion: Approve the application for partial roof and wall demolition with the proviso that all reusable materials be salvaged and donated for reuse.

By: Stephanie Bruno

Second: Ayo Love

Result: Passed

In favor: Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin, Jesse LeBlanc

Opposed: Anne Redd

Comments:

VII. New Business Demolition Applications

A. 2202 Adams Street

Application: This application was withdrawn.

B. 4419 Willow Street

Application: Demolition of existing, one-story, Contributing rated structure

Motion: Deny the application for demolition to grade based on the age of the building and the condition of the structure today.

By: Stephanie Bruno

Second: Jennie West

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

- C. 4117 Willow Street
Application: Demolition of existing non-contributing one-story, single-family residential building to grade
Motion: Approve the application for demolition to grade.
By: Stephanie Bruno
Second: Donna Wakeman
Result: Passed
In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin
Opposed:
Comments:
- D. 5531 Laurel Street
Application: Demolition of more than 50% of the primary facade and demolition of more than 50% of the roof structure of an existing contributing one-story, single-family residential building for a renovation and camelback addition.
Motion: Approve the application for partial roof demolition.
By: Stephanie Bruno
Second: Jennie West
Result: Passed
In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin
Opposed:
Comments:
- E. 826 Delachaise Street
Application: Demolition of existing contributing, one-story, single-family residential building to grade.
Motion: Deny the application for demolition to grade due to the age of the building and the good condition of the structure today.
By: Stephanie Bruno
Second: Emily Bahr
Result: Passed
In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin
Opposed:
Comments:

VIII. New Business Retention Applications

- A. 1229 Annunciation Street
Application: Retention of decorative tile applied at the first-floor porch deck.
Motion: Approve the retention of the tiles as installed as they are not visually-obtrusive, provided the railings are corrected.
By: Ed de Montluzin
Second: Lee Bressler
Result: Passed
In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin
Opposed:
Comments:

B. 634 Louisa Street

Application: Retention of plexiglass sheets installed at front elevation windows to reduce sound.

Motion: Denial of retention based on Staff recommendation.

By: Jennie West

Second: Ed de Montluzin

Result: Denial of retention

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

IX. New Business Retention Applications

A. 914 Kerlerec Street

Application: Retention of installation of visually prominent roof-mounted solar panels on a non-street facing roof of a contributing one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Deny the application for retention of visually prominent roof-mounted solar collectors as-installed and to approve the updated panel layout diagram as-presented with panels relocated to the right side of the gable.

By: Lee Bressler

Second: Donna Wakeman

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

B. 4101 St. Claude Avenue

Application: Retention of installation of inappropriate prefabricated garage/shed structure at rear of property without a Certificate of Appropriateness.

Motion: Approve retention of pre-fabricated garage/shed structure.

By: Jennie West

Second: Donna Wakeman

Result: Approval of retention.

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

C. 2730 N. Rampart Street

Application: Retention of removal of five (5) chimneys from existing contributing one-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Defer action on this application until the next Commission meeting so that an interior HDLC inspection of the chimneys can be conducted to determine their current condition.

By: Donna Wakeman

Second: Lee Bressler

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

D. 5139 Burgundy Street

Application: Retention of installation of visually prominent wall-mounted HVAC mini-split system at right side wall of existing contributing two-story, two-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of visually prominent wall-mounted HVAC mini-split systems with the proviso that that the equipment must meet all requirements of the Department of Safety and Permits and that the visible supply lines be reduced to the minimal amount as necessary and encased in a single rigid conduit that is then painted to match the adjacent wall color to further reduce their overall visibility from the street.

By: Donna Wakeman

Second: Lee Bressler

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

X. **Ratification of Architectural Committee and Staff Actions since the Wednesday, October 6, 2021 Meeting.**

Motion: Approve the ARC and Staff actions since the Wednesday, August 4, 2021 meeting.

By: Donna Wakeman

Second: Greg Hackenberg

Result: Passed

In favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments:

XI. **HDLC Reports and Communications**

A. Revision to HDLC Rules, Policies and Procedures.

Motion: Defer action to December Meeting

By: Donna Wakeman

Second: Greg Hackenberg

In Favor: Anne Redd, Greg Hackenberg, Lee Bressler, Ayo Love, Jennie West, Stephanie Bruno, Emily Bahr, Donna Wakeman, Ed de Montluzin

Opposed:

Comments