

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: March 6, 2024

Location: City Council Chambers

Called to order: 1:30 p.m.

Commissioners present: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Jennie Cannon West

Commissioners arriving after beginning of the meeting: Anne Redd

Commissioners absent: Jennifer Greene, Jason King

I. Minutes of the Wednesday, February 7, 2024, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Jennie Cannon West

Opposed:

Comments:

II. Review and Discussion of Proposed Changes to HDLC Design Guidelines regarding Solar Panels

Motion: Defer one month to allow time for additional public input.

By: Lee Bressler

Second: Annie Clark

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

III. CLG Review of Saint Claude General Hospital at 3419 Saint Claude Avenue

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

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

IV. Consent Agenda

A. Motion: Approve the Consent Agenda

By: Greg Hackenberg

Second: Annie Clark

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree,

Anne Redd, Jennie Cannon West
Opposed:
Comments:

V. New Business Work Applications

A. 622 Pleasant St:

Application: Conceptual approval of massing of a new construction of a 27,500 SF three-story commercial building and demolition of the existing warehouses.

Motion: Grant conceptual approval of the massing with the details to be worked out at ARC level.

By: Greg Hackenberg

Second: Annie Clark

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

B. 2711-2713 Burgundy St:

Application: Request to remove existing deteriorated slate roof for replacement with new asphalt shingle roof at a Contributing rated, one-story, raised-basement, two-family residential building.

Motion: Approve the request for removal of deteriorated slate roofing for replacement with new architectural grade asphalt/fiberglass roof shingles with the existing English-V roof ridge tiles carefully removed, retained, and reinstalled on the new roof.

By: Annie Clark

Second: Anne Redd

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

C. 509 Olivier St:

Application: Material review of Permalock metal shingle roofing with slate profile at a Contributing rated, one-story, single-family residential building.

Motion: Approve use of Permalock metal shingle for metal roofing option within HDLC guidelines for roofing.

By: Shawanda Poree

Second: Tim Lupin

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

D. 1000 Poland Ave:

Application: Request to install highly visible roof-mounted solar equipment at a Contributing rated, one-story, single-family residential building.

Motion: Approve installation of highly visible roof-mounted solar equipment in the proposed location.

By: Ross Karson

Second: Annie Clark

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:
Comments:

E. 2108-2110 N Rampart St:

Application: Request to remove existing wood shutters for replacement with new metal shutters at the front elevation of a Contributing rated, 1-1/2 story, two-family residential building.

Motion: Defer action on this application until the next Commission meeting so that more information on the potential insurance rate reduction for metal shutters can be submitted for Staff review.

By: Lee Bressler

Second: Jim Ashbee

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

VI. New Business Demolition Applications

A. 5130 Laurel St:

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

Motion: Approve

By: Greg Hackenberg

Second: Annie Clark

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

VII. New Business Retention Applications

A. 2430 N Rampart St:

Application: Retention of deviations at new rear addition and exterior wall demolition in excess of approved drawings at a Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the request for retention of the design changes at the rear addition and to approve the request for retention of partial exterior wall demolition without a Certificate of Appropriateness and to levy a fine of \$10,000 for the unpermitted demolition.

By: Lee Bressler

Second: Tim Lupin

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

B. 1032-1034 Montegut St:

Application: Retention of inappropriate header heights of window openings at front facade and side elevations at a Non-Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Retention of header heights at side elevation windows with the proviso that header heights of two (2) front façade windows are moved up to meet the header height of the transoms.

By: Ross Karson

Second: Annie Clarke

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

C. 639 Desire St:

Application: Retention of inappropriate header height of windows at right-side elevation of a Contributing rated, one-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve retention of header heights of two (2) fixed windows at right-side elevations.

By: Ross Karson

Second: Tim Lupin

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

D. 2705 Royal St:

Application: Retention of removal of roof ridge tiles from rear roof slope for installation of a continuous ridge vent at an existing Contributing rated 1-1/2 story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the request for retention of removal of roof ridge tiles from the rear roof slope.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

E. 2001-2003 Saint Ann St:

Application: Retention of the demolition of more than 50% of the roof structure at a Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Defer one month.

By: Lee Bressler

Second: Annie Clark

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

F. 322 Newton St:

Application: Retention of column size and detailing at front gallery and inappropriately placed second story window at recessed entry at a Non-Contributing rated, two-story two-family residential building in deviation of Certificate of Appropriateness.

Motion: Retention of inappropriately sized columns at front façade double gallery with the proviso that capital trim and banding are installed as per the approved drawings. Retention of inappropriately located window at the second story of right-side elevation over entry.

By: Shawanda Poree

Second: Jim Ashbee

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

G. 1453 Constance St:

Application: Retention of the demolition of a chimney and window replacement at a Contributing rated, raised basement, single-family residential building without a Certificate of Appropriateness.

Motion: Approve

By: Greg Hackenberg

Second: Tim Lupin

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments:

VIII. Ratification of Architectural Committee and Staff Actions since the Wednesday, February 7, 2024, meeting.

Motion: Approved

By: Greg Hackenberg

Second: Ross Karsen

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Greg Hackenberg, Ross Karson, Tim Lupin, Shawanda Poree, Anne Redd, Jennie Cannon West

Opposed:

Comments: