

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: April 3, 2024

Location: City Council Chambers

Called to order: 1:30 p.m.

Commissioners present: Jim Ashbee, Lee Bressler, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Commissioners arriving after beginning of the meeting: Jennifer Greene, Shawanda Poree

Commissioners absent: Annie Clark, Jennie Cannon West

I. Minutes of the Wednesday, March 6, 2024, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Ross Karsen

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

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

Motion: Approve the changes to HDLC Design Guidelines.

By: Anne Redd

Second: Lee Bressler

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

III. Landmark Nomination of 2025 Constance Street

Motion: Nominate the property for study as a Landmark.

By: Lee Bressler

Second: Jennifer Greene, Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

IV. Consent Agenda

Motion: Approve the consent agenda.

By: Greg Hackenberg

Second: Jennifer Greene

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

V. New Business Work Applications

A. 2203 S Carrollton Ave:

Application: Appeal of ARC deferral and recommendations of the renovation of a Contributing rated, raised-basement, single-family residential building.

Motion: Deny the appeal.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

B. 405 Red Allen Way:

Application: Appeal of ARC deferral and recommendations for the new construction of 15,850 SF three-story mixed-use building on a vacant lot.

Motion: Deny the appeal and recommend the project go back to the ARC for additional review.

By: Greg Hackenberg

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

C. 820 Teche St:

Application: Appeal of ARC deferral and recommendations for the new construction of a 6,465 SF three-story hotel building on a vacant lot.

Motion: Deny the appeal and recommend the project go back to the ARC for additional review.

By: Greg Hackenberg

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

VI. New Business Demolition Applications

A. 1428-1430 Clouet St:

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

Motion: Denial of the application for full demolition with the proviso that selective demolition at the rear addition could be approved provided that a full redevelopment plan is submitted prior to commencement of any demolition.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

B. 933 Milan St:

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

Motion: Approve the application.

By: Tim Lupin

Second: Lee Bressler

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

C. 1335 Magazine St:

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

Motion: Approve the application of demolition to grade.

By: Tim Lupin

Second: Lee Bressler

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

D. 2812 Coliseum St:

Application: Demolition of more than 50% of the roof and more than 50% of the exterior walls of a Contributing rated, one-story, single-family residential building for new camelback addition.

Motion: Approve the application for partial roof and exterior wall demolition.

By: Anne Redd

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Anne Redd

Opposed:

Comments:

VII. New Business Retention Applications

A. 541 Bermuda St:

Application: Retention of highly visible mechanical equipment at a Contributing rated, one-story commercial building in deviation of a Certificate of Appropriateness.

Motion: Defer the application to allow for applicant/owner to communicate with Staff regarding the fire code and additional options for installation of the hood vent equipment.

By: Shawanda Poree

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

B. 600-604 Pelican Ave, 244 Olivier St:

Application: Retention of removal of existing casement windows at dormers and installation of double hung and slot windows at a Contributing rated, two-story, multi-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of three (3) double-hung windows at dormers and the denial of retention of one (1) fixed horizontal dormer window.

By: Shawanda Poree

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments: The Commission noted that the horizontal window could be replaced with a double-hung window to match other new windows.

C. 1028 Montegut St:

Application: Retention of highly visible internet equipment at the roof ridge of a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

D. 3133 Ponce De Leon St:

Application: Retention of highly visible inappropriate mechanical equipment done in deviation of a Certificate of Appropriateness.

Motion:

By:

Second:

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

E. 940 Frenchmen St:

Application: Retention of roof demolition at the Contributing rated portion of a Contributing and Non-Contributing rated one-story commercial building without a Certificate of Appropriateness.

Motion: Grant retention of the demolition and levy a fine of \$10,000.

By: Lee Bressler

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

F. 1421 Thalia St:

Application: Retention of the demolition of more than 50% of the wall structure at a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Grant retention of the demolition and levy a fine of \$10, 000.

By: Greg Hackenberg

Second: Time Lupin

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

G. 1139-1140 Ursulines St:

Application: Retention of the demolition of 100% of the roof at a Significant rated, one-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Grant retention of the partial demolition and defer the fine in order for building ownership to be present.

By: Lee Bressler

Second: Ross Karsen

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

H. 2001 Saint Ann St:

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

Motion: Grant retention of the demolition and levy a fine of \$2,500.

By: Lee Bressler

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

VIII. Ratification of Architectural Review Committee and Staff Actions since the Wednesday, March 6, 2024, meeting.

Motion: Approve.

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Lee Bressler, Jennifer Greene, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Shawanda Poree, Anne Redd

Opposed:

Comments:

IX. HDLC Reports and Communications

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

