

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

The New Orleans Historic District Landmarks Commission meeting will be held on Wednesday, September 4, 2024, at 1:30PM in the City Council chamber, 1300 Perdido Street. Upon request, a sign language interpreter for the hearing impaired will be available at the meeting. To place a request for sign language interpreter services, please call TDDY at (504) 658-2059 or 1-800-981-6652.

Application and presentation information will be available at <https://nola.gov/next/hdlc/meetings/> in advance of the meeting. Please check the website on the meeting date to view the most current agenda and any withdrawn agenda items. The meeting will be live streamed and recorded on the [City of New Orleans Granicus page](#).

Public Comment:

The public is encouraged to attend the meeting in person to speak on agenda items. **Written comments must be submitted by 4:00PM on Tuesday, September 3, 2024,** at Greta.Woodard-Hayer@nola.gov. Written comments will be sent to the Commission board members in advance of the meeting. Written public comment will not be read aloud at the meeting but will be acknowledged into the record.

AGENDA

September 4, 2024

- I. **Roll Call**
- II. **Minutes of the July 10th, 2024, meeting.**
- III. **Landmark Nomination of 1731 New Orleans Street**
- IV. **CONSENT AGENDA**
 - A. 420-450 Celeste St, 1770 Tchoupitoulas St, 441 Nuns St: Jonathan Tate, applicant; 1770 Tchoupitoulas Inc, owner; Changes to the elevations of the new construction of a 75,515 SF four-story, multi-family commercial building at a Landmark.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-13414-HDLC>
 - B. 513 Opelousas Ave: David Merlin, applicant; Omega Ink LLC, owner; Renovation and new construction of 800 SF garage accessory building with exterior stair and 350 SF roof deck at main building at a Contributing rated, two-story, commercial building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-13705-HDLC>



- C. 5012 Dauphine St: J. A. Modinger Architect, LLC, applicant; Tracy L Nelson, owner; Demolition of an existing rear lean-to for construction of a new 640 SF one-story rear addition and construction of new side covered porch at an existing Contributing rated, one-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-21314-HDLC>
- D. 3142-3144 N Rampart St: Mark Reynolds, applicant; Julie Eileen McFarland, owner; Renovation of an existing Contributing rated one-story, two-family residential building including demolition of an existing rear lean-to for replacement with a new 655 SF one-story rear addition.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-21359-HDLC>
- E. 1359 Magazine St: Marty W McElveen, applicant; Carey Properties LLC, owner; Application to apply a smooth 54" plaster wainscot to the front and left side of a Contributing rated, two-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-26375-HDLC>
- F. 2223 Carondelet St: Goldberg Philip, applicant; AT Tulane Chabad, owner; New construction of a 5,300 SF two-story, two-family residential building on a vacant lot.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-10007-HDLC>
- G. 613-615 Elmira Ave: Edward Fleming, applicant; Matthew David Wiesen, owner; Conceptual approval of the massing only for a 2,100 SF garage/residential building, 866 SF accessory building, and third-floor addition at a Contributing rated, two-story residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-10724-HDLC>
- H. 137 Delaronde St: Graham Hill, applicant; Aust Properties LLC, owner; New construction of a 4,864 SF three-story, restaurant with rooftop bar on a vacant lot.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-17582-HDLC>
- I. 921 Elmira Ave: Boines Construction/Equipment Co, applicant; Tonia W Burras, owner; New construction of a 2,100 SF one-story, single-family residential building on a vacant lot.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-22132-HDLC>
- J. 830 Desire St: Karryn Joelson, applicant; Wardell N Jones, owner; Renovation and exterior changes including new contemporary fencing at an existing Contributing rated one-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-22169-HDLC>
- K. 821-823 Fourth St: Jennifer Taylor, applicant; Vincent S William Jr, owner; Renovation and construction of a camelback addition at a Contributing rated, one-story, two-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-23511-HDLC>
- L. 1019 First St: Archetype LLC, applicant; Joshua S Chorazy, owner; Renovation and two-story addition at a Contributing rated, two-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-24293-HDLC>
- M. 2375 Tchoupitoulas St: Studio West, applicant; Street Racquet Club 1St, owner; Renovation and new addition at a Non-Contributing rated, one-story, commercial building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-24604-HDLC>
- N. 1320 N Broad St: Grace Hebert Curtis Architects, applicant; Sidney J III Besthoff, owner; Renovation of a Non-Contributing rated, 6,500 SF commercial building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-24604-HDLC>

V. AUGUST NEW BUSINESS WORK APPLICATIONS

- A. 1622 Toledano St: Garret Willis, applicant; Three Gsi LLC, owner; New construction of a 10,300 SF three-story, multi-family residential building including demolition of an existing Contributing rated one-story, single-family residential building to grade.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-09920-HDLC>
- B. 2366 Annunciation St: Joshua T Kossman, applicant/owner; Request to install highly decorative metal handrails at front porch of a Contributing rated, one-story, single-family residential building as part of a renovation of the front porch.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03600-HDLC>
- C. 276 Elmira Ave: Steve Thompson, applicant; Samuel K Joplin, owner; Request to remove one non-original chimney at the rear of a Contributing rated, one-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-18834-HDLC>

VI. AUGUST NEW BUSINESS DEMOLITION APPLICATIONS

- A. 8229 Hickory St: James Kohnke, applicant; Gulfcoast Allied LLC, owner; Demolition of a Non-Contributing rated, one-story, single-family residential building to grade.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-21500-HDLC>
- B. 401 Lowerline St: Ken Beler, applicant; Arthur G Grimsal, owner; Demolition of more than 25% of the primary facade of a Contributing rated, one-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-22237-HDLC>

VII. AUGUST OLD BUSINESS RETENTION APPLICATIONS

- A. 1808 Lowerline St: Zach Smith Consulting, applicant; Les Bon Temps Ventures LLC, owner; Retention of the demolition of 100% of the roof structure in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-17309-HDLC>
- B. 3500 Saint Claude Ave: Christin Willie, applicant; Jaj Ventures LLC, owner; Retention of insufficient screening at a Landmark, commercial building in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-19142-HDLC>

VIII. AUGUST NEW BUSINESS RETENTION APPLICATIONS

- A. 1529-1531 Louisa St: Ainsley Match, applicant; Jimmy Lee K Williams, owner; Retention of installation of visually prominent HVAC conduit installed at side elevations of an existing Contributing rated one-story, two-family residential building in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-17528-HDLC>
- B. 629 Lesseps St: Zach Smith Consulting, applicant; Meinan Liu, owner; Retention of installation of inappropriate vinyl windows, change of window arrangement, change of rear roof form, removal of side entry door and awning, installation of rear wall-mounted HVAC, and installation of inappropriate front entry door transom at an existing Contributing rated one-story, single-family residential building without a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-22327-HDLC>
- C. 816 Mazant St: Carlos Lara Juan, applicant; Gabriel Flores, owner; Retention of modifications and expansion of a non-historic one-story accessory structure at the rear of an existing Non-Contributing rated one-story, single-family residential building in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-22832-HDLC>

- D. 4816-4818 Dauphine St: Brian David Litt, applicant; Katelynn M Clement, owner; Retention of installation of inappropriate roof shingles and wind turbine vents at an existing Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-11490-HDLC>

IX. SEPTEMBER NEW BUSINESS WORK APPLICATIONS

- A. 817 Esplanade Ave: Jeff Sbisa, applicant/owner; Request to install new metal gate at recessed front entry stairs of an existing Contributing rated two-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-24431-HDLC>

X. SEPTEMBER NEW BUSINESS DEMOLITION APPLICATIONS

- A. 405 Delaronde St: Zach Smith Consulting, applicant; Edwin F Jr Moise, owner; Demolition of a Contributing rated, accessory structure to grade at a Landmark site.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-25761-HDLC>
- B. 237 Lowerline St: Crescent Foundations, applicant; Florence White, owner; Demolition of a Contributing rated, one-story, single-family residential building to grade.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-23071-HDLC>
- C. 624 Second St: Charlotte McFarland, applicant; Mark D Dufour, owner; Demolition of a Non-Contributing rated, one-story, single-family residential building to grade.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-23988-HDLC>
- D. 1630 Cambronne St: Jude Kernaghan, applicant; Brenda S Morgan, owner; Demolition of a Contributing (but altered) rated, one-story, single-family residential building to grade.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-24587-HDLC>
- E. 2328 Annunciation St: Debbie Champagne, applicant; Galilee Housing Initiative & Community Dev Corporation, owner; Demolition of a Contributing rated, one-story, single-family residential building to grade.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-25013-HDLC>
- F. 1122 Henriette Delille St: Louisiana Demolition Inc, applicant; Rhodes Commercial Development LLC, owner; Demolition of a Contributing (but altered) rated, one-story, single-family residential building to grade.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-25535-HDLC>
- G. 2600 Saint Claude Ave: Zella May, applicant; Maco Properties LLC, owner; Demolition of an existing Non-Contributing rated two-story commercial building to grade for future redevelopment.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-25781-HDLC>
- H. 731 Valence St: Engineering & Design Quds, applicant; Taha Construction LLC, owner; Demolition of more than 50% of the roof at a Contributing rated, single story, single-family building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-25717-HDLC>
- I. 7924 Panola St: Alexander Adamick, applicant; Joseph Isarel J Jr, owner; Demolition of a Contributing (but altered) rated, one-story, single-family residential building to grade.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-25943-HDLC>

XI. SEPTEMBER NEW BUSINESS RETENTION APPLICATIONS

- A. 2324 Burgundy St: Melissa Shafirovich, applicant; Clifton G Webb, owner; Retention of inappropriate window infill at left side elevation of a Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=22-33553-HDLC>
- B. 532-534 Frenchmen St: Jesse Paige, applicant; Sizemore Properties LLC, owner; Retention of inappropriate gallery column modifications and installation of inappropriate wall-mounted fans and speakers at the second-floor gallery of a Contributing rated, two-story commercial building without a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-22752-HDLC>

XII. Ratification of Architectural Review Committee and Staff actions since the Wednesday, July 10th, 2024, meeting.

XIII. HDLC REPORTS AND COMMUNICATIONS