

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: Wednesday, December 3, 2025

Location: City Council Chamber, City Hall, 1300 Perdido Street

Called to order: 1:00PM

Commissioners present: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg

Commissioners arriving after the beginning of the meeting: Jennifer Greene

Commissioners absent: Tim Lupin, Adero Lewis, Shawanda Poree

I. Roll Call

II. Minutes of the Wednesday, November 5, 2025, meeting.

Motion: Approve the minutes.

By: Jim Ashbee

Second: Jason King

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg

Opposed:

Comments:

III. Consent Agenda

Motion: Approve the consent agenda.

By: Jason King

Second: Jim Ashbee

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg

Opposed:

Comments:

Motion: Suspend the rules.

By: Greg Hackenberg

Second: Jason King

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg

Opposed:
Comments:

Motion: Move Item D (823 Ninth St) to the regular agenda.

By: Greg Hackenberg

Second: Jason King

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg

Opposed:

Comments:

Motion: Reinstate the rules.

By: Greg Hackenberg

Second: Jim Ashbee

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg

Opposed:

Comments:

D. 823 Ninth St:

Application: Renovation and construction of a 2,164 SF two-story rear addition at a Contributing rated, one-story, single-family residential building.

Motion: Grant conceptual approval with the details to be worked out at the staff level.

By: Greg Hackenberg

Second: Jason King

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

IV. Old Business Work Applications

A. 1410 Jackson Ave:

Application: Appeal the ARC recommendations for the new proposal for elevator enclosure at right side of Landmark, residential building.

Motion: Deny the appeal.

By: Jim Ashbee

Second:

Result: Failed due to lack of second

In Favor:

Opposed:

Comments:

Motion: Grant approval of the ARC appeal, to allow the construction of the elevator shaft in the proposed location, with the proviso that the height is lowered to be below the historic cornice. If the elevator height cannot be modified to be below the cornice, further Commission review is required.

By: Greg Hackenberg

Second: Jim Ashbee

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

B. 1901 Saint Charles Ave:

Application: Request to install roof mounted solar panels and backup batteries at a Landmark, commercial building.

Motion: Grant conceptual approval with the details to be worked out at the staff level.

By: Annie Clark

Second: Greg Hackenberg

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

V. New Business Work Applications

A. 621 Elysian Fields:

Application: Appeal of ARC denial of new construction of an 81,258 SF five-story hotel building on a vacant lot fronting Elysian Fields Avenue, Royal and Chartres Street.

Motion: Deny the requested appeal of the previous ARC recommendation for denial.

By: Jason King

Second: Jason King withdrew the motion.

Result: Motion withdrawn.

Motion: Defer the requested appeal of the previous ARC recommendation for denial to a future meeting and noted the following factors:

- The proposal does not meet the HDLC Design Guidelines for new construction, which require greater compatibility and contextual sensitivity as a building's scale and footprint increases. The massing overwhelms the nearly block-wide site and does not reflect the area's prevailing proportions, setbacks, or horizontal and vertical datums.
- The overall building scale and massing remain substantially incompatible with the surrounding 1- and 2-story historic context. The height, bulk, and footprint significantly exceed the mid-scale that defines this wider avenue corridor and the tout ensemble of the Faubourg Marigny Historic District.

- The façade composition lacks sufficient articulation and depth. The elevations do not break down the building’s scale, and architectural features such as segmented arches and recessed loggias appear applied rather than integrated, resulting in a façade treatment that remains visually flat and insufficiently responsive to the surrounding context.
- The design fails to establish a meaningful relationship to the pedestrian scale and street rhythm. It does not reflect the pattern, texture, cadence, or streetscape proportions typical of Elysian Fields Avenue or of Royal and Chartres Streets.
- The project would have a negative impact on the historic context and key viewsheds. The oversized and weakly articulated design recalls past incompatible developments, such as the Christopher Inn, and would further erode the architectural quality and continuity of the Faubourg Marigny.
- The proposal does not demonstrate the level of design excellence expected for this prominent location. While the HDLC Design Guidelines do not require historical replication, they do require architectural quality, coherence, and contextual awareness.
- The Commission is also concerned with the applicant’s limited responsiveness and lack of iterative refinement to previous ARC recommendations and their unwillingness to continue working with HDLC staff to bring the proposal closer to compliance with the Design Guidelines and the expectations of the surrounding community.

By: Ross Karsen

Second: Jason King

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

B. 825 Deslonde St:

Application: Appeal of ARC recommendations of new construction of a 1,627 SF two-story, single-family residential building on a vacant lot.

Motion: At that time the Commission voted to: Approval of the 4 ft porch at front elevation and to deny the appeal of the remaining ARC recommendations. The Commission moved to deny the appeal of the following requirements:

- Provide a street context drawing depicting the surrounding streetscape and verifying building heights.
- Submit a site plan with accurate site dimensions, demonstrating how the front façade and porch align with neighboring properties.
- Add additional windows to the right and left side elevations.
- Consider the inclusion of windows at the stair location.

By: Greg Hackenberg

Second: Jim Ashbee

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

C. 1518-1520 Pauger St:

Application: Request to install inappropriate gate at the left side alley of a Contributing rated two-story, single-family residential building.

Motion: Approve the request for the installation of a new 7'-0" tall decorative wood gate at the left side alley, to be installed at or near the front face of the porch, with the proviso that the applicant must work with HDLC Staff on the specific location and installation detailing.

By: Ross Karsen

Second: Jim Ashbee

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

VI. Old Business Demolition Applications

A. 228 Audubon Blvd:

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

VII. New Business Demolition Applications

A. 1534 Saint Louis St:

Application: Demolition of a Landmark, two-story, commercial building to grade.

Motion: Defer action on this application until the next Commission meeting so the applicant may attend the meeting.

By: Jason King

Second: Greg Hackenberg

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

B. 1019 Treme St:

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

Motion:

By:

Second:

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

C. 1120 Jena St:

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

Motion: Deny the application for demolition.

By: Ross Karsen

Second: Jennifer Greene

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

D. 1701 Arabella St:

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

E. 8432 Sycamore St:

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

F. 7801 Zimpel St:

Application: Demolition of more than 50% of the roof structure and more than 25% of the primary façade at a Contributing rated, one-story, two-family residential building as part of a renovation and construction of a new camelback addition.

Motion: Approve the application for partial roof demolition.

By: Annie Irvin

Second: Ross Karsen

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

G. 1229 State St:

Application: Demolition through raising the building to create habitable space at a Contributing rated, two-story, single-family residential building.

Motion: Grant conceptual approval with the details to be worked out at the staff level.

By: Ross Karsen

Second: Jason King

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

VIII. **New Business Retention Applications**

A. 605 Washington Ave:

Application: Retention of the removal of ridge tiles and installation of a standing seam roof at a Contributing rated, one-story, two-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of the installation of a standing seam roof.

By: Greg Hackenberg

Second: Jennifer Greene

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

B. 143 Pelican Ave:

Application: Retention of the installation of inappropriate windows at a Contributing rated, one-story, single-family residential building in deviation of the Certificate of Appropriateness.

Motion: Approve the application for retention of the inappropriate installation of windows with the proviso that the full screens are removed.

By: Annie Clark

Second: Greg Hackenberg

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

C. 909 Atlantic Ave:

Application: Removed from agenda. Item was not heard.

D. 1001 Independence St:

Application: Retention of the construction of a rear porch, removal of a chimney, installation of four inappropriate flush-mounted windows, and installation of an inappropriate sliding door at a Contributing rated, one-story, single-family residential building in deviation a Certificate of Appropriateness.

Motion: At that time the Commission voted to: Grant approval of the retention of the chimneys, deny of the retention of the flush mounted windows, and approval of the real sliding door and rear deck, under the proviso that a metal panel is added to the metal fence to screen the deck, or an HDLC-approved wood fence is installed.

By: Ross Karsen

Second: Jason King

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

IX. Ratification of Architectural Review Committee and Staff actions since the Wednesday, November 5, 2025, meeting.

Motion: Approve the ratification of ARC and Staff actions.

By: Jason King

Second: Greg Hackenberg

Result: Passed

In Favor: Ross Karsen, Jim Ashbee, Jennie Cannon West, Annie Irvin, Jason King, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed:

Comments:

X. HDLC Reports and Communications