

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: April 9th, 2025

Location: City Council Chambers

Called to order: 1:00PM

Commissioners present: Jennie Cannon West, Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green

Commissioners arriving after the beginning of the meeting: Anne Redd

Commissioners absent: Jason King, Shawanda Poree, Jim Ashbee

I. Roll Call

II. Minutes of the Wednesday, March 21, 2025, meeting.

Motion: Approve the minutes.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green

Opposed:

Comments:

At this time, Anne Redd arrived.

III. Consent Agenda

Motion: Approve the consent agenda.

By: Ross Karsen

Second: Annie Clark

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments: Jennie Cannon West recued self for this item. Public comment by Raymond M. Jacques.

IV. New Business Work Applications

A. 1410 Jackson Ave

Application: Renovation including reconstructing the historic cupola on the existing widow's walk, installation of an elevator, enclosing a portion of the rear gallery to create an elevator lobby at a Landmark residential building.

Motion: At that time the Commission voted to:

Grant conceptual approval of the reconstruction of the cupola with the details to be worked out at the staff level.

Defer action on the gallery enclosure until the next Commission meeting for additional information from the SHPOs office.

By: Anne Redd

Second: Adero Lewis

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments:

V. Old Business Demolition Applications

A. 2924 Louisiana Ave

Application: Demolition of a Contributing rated, raised-basement, single-family building to grade.

Motion: Approve the application for demolition to grade.

By: Tim Lupin

Second: Ross Karsen

Result: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

In Favor: Passed

Opposed:

Comments:

B. 7519 Hampson St

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

Motion: Deny the application for demolition to grade based on the condition of the structure today and because much of the original character-defining exterior architectural details remain and the building continues to contribute its type, style, massing and roof form to the surrounding local historic district.

By: Annie Irvin

Second: Jennifer Green

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments: Public comment by Frederick Collins, Jeff Berniard, Matthew Pittman, MaryNell Nolan-Wheatley, Carla Turnage, Melissa Berniard, David Bendana, William Allen, and Susan Johnson.

C. 2825 Calhoun St, 2827 Calhoun St

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

Motion: Approve the application for demolition to grade.

By: Tim Lupin

Second: Annie Clark

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments: Public comment by Susan Johnson.

VI. New Business Demolition Applications

A. 538 First St

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

Motion: Deny the application for demolition to grade but grant approval of the demolition of the rear of the building.

By: Greg Hackenberg

Second: Ross Karsen

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments:

B. 901 Race St

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

Motion: Deny the application for demolition to grade based on the condition of the structure today and because much of the original character-defining exterior architectural details remain and the building continues to contribute its type, style, massing and roof form to the surrounding local historic district but allow demolition at the rear of the building.

By: Greg Hackenberg

Second: Anne Redd

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments: Public comment by Ronnie Mizell.

C. 3230 Ursulines Ave

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

Motion: Approve the application for demolition to grade.

By: Tim Lupin

Second: Annie Clark

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments:

D. 1514 N Derbigny St

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

Motion: Deny the application for demolition to grade based on the condition of the structure today and because much of the original character-defining exterior architectural details remain and the building continues to contribute its type, style, massing and roof form to the surrounding local historic district and allow for demolition at the rear of the building.

By: Ross Karsen

Second: Jennifer Green

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments:

E. 522 Calhoun St

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

Motion: Approve the application for partial roof demolition.

By: Tim Lupin

Second: Anne Redd

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments:

F. 600 N Murat St

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

Motion: Deny the application for demolition to grade based on the condition of the structure today and because much of the original character-defining exterior architectural details remain and the building continues to contribute its type, style, massing and roof form to the surrounding local historic district.

By: Annie Clark

Second: Annie Irvin

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed: Tim Lupin

Comments: Public comment by Kyle Homan

G. 1815 Kerlerec St

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

Motion: Defer action on this application until the next Commission meeting so that further research can be done on the building condition.

By: Jennifer Green

Second: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments:

H. 7001 Magazine St

Application: Demolition of more than 25% of the primary facade of a Contributing rated, one-story, single-family residential building.

Motion: Approve the application for demolition of more than 50% of the wall structure with the proviso that the roof on the original cottage shall remain.

By: Tim Lupin

Second: Annie Clark

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments:

I. 7309 Freret St

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

Motion: Approve the application for demolition to grade.

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed:

Comments: Public comment by Susan Johnson.

J. 4619 Banks St

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

Motion: Approve the application for demolition to grade.

By: Annie Clark

Second: Adero Lewis

Result: Passed

In Favor: Greg Hackenberg, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green, Anne Redd

Opposed: Ross Karsen

Comments:

VII. Old Business Retention Applications

A. 2217 Governor Nicholls St

Application: Retention the demolition of more than 25% of the primary facade at a Contributing rated, single-family, single-story residential building without a Certificate of Review.

Motion: Approve the application for retention of demolition in deviation of a Certificate of Appropriateness and to levy a fine of \$1,000 for the demolition.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Jennifer Green, Anne Redd

Opposed: Annie Clark

Comments:

At this point, Anne Redd left.

B. 2425 Saint Philip St

Application: Demolition of more than 50% of the exterior walls and roof structure and demolition of more than 25% of the primary facade at a Contributing rate, one-story, single-family, residential building without a Certificate of Review.

Motion: Approve the application for retention of demolition in deviation of a Certificate of Review and to levy a fine of \$20,000 for the demolition.

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green

Opposed:

Comments:

VIII. New Business Retention Applications

A. 1138 Saint Anthony St

Application: Retention of installation of new visually prominent exterior access stair and second-floor door opening at the front elevation of a Non-Contributing rated two-story commercial building without a Certificate of Appropriateness.

Motion: Deny the request for retention of the new exterior access stair and second-floor door opening installed without a CofA or building permit because it does not meet the HDLC Design Guidelines, is visually prominent at the front primary elevation, and because the material, design, and detailing of the stair is not compatible with the existing building or surrounding historic streetscape. A stair constructed out of combustible material so close to the property line would also not be permitted as per building codes.

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green

Opposed:

Comments: Public comment by Kyle Major.

B. 2438 Saint Claude Ave

Application: Retention of installation of visually prominent roof-mounted commercial hood vents and changes to new exterior walk-in cooler at a Contributing (but altered) rated two-story, commercial building in deviation of a Certificate of Appropriateness, including a request for new vent screening and an additional walk-in cooler.

Motion: Approve the request for retention of the roof-mounted commercial hood vents installed in deviation of the Certificate of Appropriateness based on the altered condition of the building today and the prohibitive cost of relocation. The Commission also voted to deny the request for installation of new roof-mounted screening to obscure the view of these vents as this would likely draw more visual attention to the area than the vents themselves. Additionally, you confirmed during the meeting that the condenser unit can be relocated from the roof of the rear walk-in cooler so that the previously approved post-supported lean-to type roof covering can also be installed. Based on this, the Commission also approved your request to install one additional walk-in cooler at the rear yard area with the proviso that it must be appropriately treated similarly as the adjacent walk-in cooler to reduce their overall visibility and impact from the public right of way.

By: Ross Karsen

Second: Adero Lewis

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green

Opposed:

Comments:

C. 4201 Dauphine St

Application: Retention of the installation of an HVAC replacement without a Certificate of Appropriateness.

Motion: Approve the application for retention of the installation of an HVAC under the proviso that any changes requested by Zoning be reviewed and approved by HDLC.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green

Opposed:

Comments:

D. 906 Poland Ave

Application: Retention of demolition of Contributing rated, one-story, single-family residential building.

Motion: Approve the application for retention of partial demolition of the exterior wall and roof in deviation of the reviewed drawings and to levy a fine of \$12,000 for the demolition.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green

Opposed:

Comments:

IX. Ratification of Architectural Review Committee and Staff actions since the Wednesday, March 21, 2025, meeting.

Motion: Approve the ratification of ARC and Staff actions.

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jennifer Green

Opposed:

Comments:

X. HDLC Reports and Communications