

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: May 7th, 2025

Location: City Council Chambers

Called to order: 1:00PM

Commissioners present: Jennie Cannon West, Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Jennifer Greene

Commissioners arriving after the beginning of the meeting: Annie Clark

Commissioners absent: Shawanda Poree

I. Roll Call

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

Motion: Approve the minutes.

By: Jason King

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Jennifer Greene

Opposed:

Comments:

At this time, Annie Clark arrived.

III. Consent Agenda

A. Motion: Suspend the rules.

By: Tim Lupin

Second: Jennifer Greene

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Jason King, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Jennifer Greene, Annie Clark

Opposed:

Comments:

B. Motion: Remove 2127 Prytania Street from the Consent Agenda and place it on the Regular Agenda

By: Tim Lupin

Second: Anne Redd

Result: Passed

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

Opposed:

Comments:

C. Motion: Reinstate the rules.

By: Tim Lupin

Second: Jennifer Greene

Result: Passed

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

Opposed:

Comments:

D. Motion: Approve the consent agenda.

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

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

Opposed:

Comments: Jennie Cannon West recused herself.

IV. Regular Agenda

A. 2127 Prytania St

Application: New construction of a 2,050 SF one-story accessory event space on the same lot of record as a 1-1/2 story raised basement Landmark residential/hotel building.

Motion: Defer the application for additional review

By: Anne Redd

Second: Jim Ashbee

Result: Failed

In Favor: Anne Redd, Jim Ashbee, Jennifer Greene

Opposed: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Jason King

Motion: Grant conceptual approval with the final details to be worked out at the Staff level, and with the application to return for additional ARC detail review if Staff feels it is necessary after updated drawings are submitted.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Clark, Jason King

Opposed: Jim Ashbee, Jennifer Greene, Anne Redd

Comments: Public Comment by Tina Triche, Shelley Landrieu, Jacob Gardner, and Martin Manion

V. New Business Work Applications

A. 3420 Burgundy St

Application: Appeal ARC deferral of the renovation and addition to 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: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Jennifer Greene, Annie Clark, Jason King

Opposed:

Comments:

VI. Old Business Demolition Applications

A. 1815 Kerlerec St

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

Motion: Approve the application for demolition to grade.

By: Greg Hackenberg

Second: Adero Lewis

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Annie Clark, Jason King

Opposed: Jennifer Greene

Comments:

VII. New Business Demolition Applications

A. 247 Pine St

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

Motion: Approve the demolition.

By: Tim Lupin

Second: Jim Ashbee

Result: Failed

In Favor: Jim Ashbee, Tim Lupin

Opposed: Greg Hackenberg, Ross Karsen, Annie Irvin, Adero Lewis, Anne Redd, Jennifer Greene, Annie Clark, Jason King

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: Jennifer Greene

Second: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Annie Irvin, Adero Lewis, Jennifer Greene, Annie Clark, Jason King

Opposed: Tim Lupin, Jim Ashbee, Anne Redd

Comments: Public Comment by Roma Kent and Susan Johnson

B. 2909 Maurepas St

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

Motion: Approve the application for demolition to grade.

By: Jason King

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Jennifer Greene, Annie Clark, Jason King

Opposed: Ross Karsen

Comments: Public Comment by Richard Wagner, Michael Caljski, and Susan Johnson

C. 4719 Tchoupitoulas St

Application: Demolition of a Contributing rated, one and a half story, 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: Tim Lupin

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Jennifer Greene, Annie Clark, Jason King

Opposed:

Comments: Public Comment by Susan Johnson

VIII. New Business Retention Applications

A. 1137 N Robertson St

Application: Retention of reframing structure and window replacement at a Contributing rated, two-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Deny the retention of reframing and window replacement in without of a Certificate of Appropriateness. The Commission agreed that:

- The half screens should be removed.
- If the tracks holding the half screens can successfully provide an in set reveal the windows shall be retained. If the track removal is unsuccessful at creating a reveal the windows must be recess mounted per the HDLC Window and Trim detail.

By: Greg Hackenberg

Second: Adero Lewis

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Jennifer Greene, Annie Clark, Jason King

Opposed:

Comments:

B. 830 Desire St

Application: Retention of installation of roof ridge tiles over a continuous ridge vent as part of the renovation of a Contributing rated, one-story, single-family, residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of roof ridge tiles installed over a continuous ridge vent with the provisos that (1) the first two roof ridge tiles must be modified such that the visual rise in height at the start of the ridge vent is eliminated, and (2) that if roof replacement is requested in the future, the ridge vent will be removed and the roof ridge tiles reinstalled in their original and historic configuration.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Jennifer Greene, Annie Clark, Jason King

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: Jason King

Second: Anne Redd

Result: Passed

In Favor: Jim Ashbee, Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Anne Redd, Jennifer Greene, Annie Clark, Jason King

Opposed:

Comments:

X. HDLC Reports and Communications