

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: June 4th, 2025

Location: City Council Chambers

Called to order: 1:00PM

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

Commissioners arriving after the beginning of the meeting: Shawanda Poree

Commissioners absent: Jennie Cannon West, Jim Ashbee, Anne Redd, Jennifer Greene

I. Roll Call

II. Minutes of the Wednesday, May 7th, meeting.

Motion: Approve the minutes.

By: Greg Hackenberg

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

III. CLG National Register Nomination of 5353 Laurel Street

Motion: Against the recommendation as a Landmark.

By: Tim Lupin

Second: Annie Clark

Result: Passed

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

Opposed:

Comments:

At this time, Shawanda Poree arrived.

IV. Consent Agenda

Motion: Approve the consent agenda.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Shawanda Poree

Opposed:

Comments:

V. New Business Work Applications

A. 2917 Tchoupitoulas St:

Application: Steven J Finegan Architects, applicant; Semreh Club Inc, owner; New construction of a one-story, commercial building and the demolition of a Non-Contributing rated, one-story, commercial building to grade.

Motion: Approve the application for demolition, with the caveat that the Certificate of Appropriateness will not be issued until the new construction drawings have been approved.

Grant conceptual approval of the new construction with the details to be worked out at the staff level.

By: Greg Hackenberg

Second: Annie Clark

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Shawanda Poree

Opposed:

Comments: Public comment by Susan Johnson and William Schoen

B. 1216 Congress St:

Application: Replace existing slate shingles with asphalt shingles at a Contributing rated, one-story, single-family residential building.

Motion: Grant approval under the proviso that the English V ridge tiles, chimneys, the finial are the reinstalled once the roof replacement is complete.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Shawanda Poree

Opposed:

Comments:

VI. New Business Demolition Applications

A. 80 Audubon Blvd:

Application: Demolition through raising the basement and modifying façade at a Contributing rated, two-story, residential building.

Motion: Deny the demolition of the building by raising the building and modifying facade.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Annie Irvin, Adero Lewis, Annie Clark, Shawanda Poree
Opposed:
Comments: Tim Lupin recused himself.

B. 700 Webster St

Application: Demolition of a Contributing rated, raised basement, 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. 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: Shawanda Poree

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Shawanda Poree

Opposed:

Comments: Public comment by MaryNell Nolan-Wheatley, Susan Johnson, Myles Martin, and Donald Fant

C. 2628-2630 Bienville Ave:

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

Motion: Deny the application for demolition of more than 25% of the primary façade.

By: Annie Clark

Second: Ross Karsen

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Shawanda Poree

Opposed:

Comments:

VII. New Business Retention Applications

A. 2508 Laurel St:

Application: Retention of new construction not built per ARC recommendations and approved drawings in deviation of a CofA.

Motion: Approve the application for retention of the 3 windows not installed.

By: Greg Hackenberg

Second: Adero Lewis

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Shawanda Poree
Opposed:
Comments:

B. 707 Louisa St:

Application: Retention of the installation of roof shingles in an unapproved color at a Contributing rated, single- family, one-story residential building without a Certificate of Appropriateness.

Motion: Approve the retention of the installation of roof shingles in an unapproved color under the proviso that any future roof replacement uses an HDLC-approved brand and color.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Shawanda Poree

Opposed:

Comments:

C. 2027-29 N Rampart St:

Application: Retention of changes at an existing rear lean-to and roof and installation of visually prominent HVAC conduit at a Contributing rated 1-1/2 story, two-family residential building without a Certificate of Appropriateness.

Motion: Approve the request for retention of the rear lean-to footprint and roof changes and to approve the request for retention of the visually prominent HVAC conduit at the left and right sides with the proviso these conduits must be more thoroughly organized, consolidated and/or reduced, with a simple and minimal rigid conduit casing installed that is painted to match the building wall color to further reduce the overall visibility from the street.

By: Ross Karsen

Second: Annie Clark

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Shawanda Poree

Opposed:

Comments: Public comment Ronald Prybyloush.

VIII. 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: Greg Hackenberg

Second: Tim Lupin

Result: Passed

In Favor: Greg Hackenberg, Ross Karsen, Tim Lupin, Annie Irvin, Adero Lewis, Annie Clark, Shawanda Poree

Opposed:

Comments:

IX. HDLC Reports and Communications