

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: Friday, August 15, 2025

Location: 21st Floor Conference Room, 1340 Poydras

Called to order: 1:00PM

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

Commissioners arriving after the beginning of the meeting: Shawanda Poree

Commissioners absent: Tim Lupin, Adero Lewis, Anne Redd, Jennifer Greene

I. Roll Call

II. Minutes of the Wednesday, July 9, 2025, meeting.

Motion: Approve the minutes.

By: Ross Karsen

Second: Jason King

Result: Passed

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

Opposed:

Comments:

III. Landmark Designation of 803 General Pershing Street

Motion: Approve the designation of all four properties (803 General Pershing, 812 General Pershing, 821 General Pershing, and 4219 Constance) as a site.

By: Greg Hackenberg

Second: Jim Ashbee, Annie Clark

Result: Passed

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

Opposed:

Comments:

IV. Landmark Designation of 812 General Pershing Street

V. Landmark Designation of 821 General Pershing Street

VI. Landmark Designation of 4219 Constance Street

VII. Consent Agenda

Motion: Approve the consent agenda.

By: Ross Karsen

Second: Jason King

Result: Passed

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

Opposed:

Comments:

Motion: Suspend the rules to move item K (4717 Saint Charles Ave) to the regular agenda.

By: Jim Ashbee

Second: Jason King

Result: Passed

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

Opposed:

Comments:

Motion: Reinstate the rules.

By: Jim Ashbee

Second: Jason King

Result: Passed

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

Opposed:

Comments:

VIII. New Business Work Applications

K. 4717 Saint Charles Ave:

Application: After-the-fact review of the construction of an accessory building at a Significant rated, two-story, single family residential building.

Motion: Defer action on this application for 30 days to allow the applicant sufficient time to submit a complete site plan illustrating the entire property and all associated grounds.

By: Jim Ashbee

Second: Jason King

Result: Passed

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

Opposed:

Comments:

A. 901 Independence St:

Application: Removed from agenda. Item was not heard.

B. 3623-3625 Dauphine St:

Application: Removed from agenda. Item was not heard.

IX. Old Business Demolition Applications

A. 2339-2341 Laharpe St:

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

Motion: Deny the application for a full demolition to grade but approve the demolition of the rear portion of the structure, provided that the front façade and at least one original room back from the front wall of the building is retained.

By: Shawanda Poree

Second: Greg Hackenberg

Result: Passed

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

Opposed:

Comments:

X. New Business Demolition Applications

A. 2112 Lapeyrouse St:

Application: Removed from agenda. Item was not heard.

B. 2430-2432 Delachaise St:

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

Motion: Approve

By: Jason King

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

C. 1538 Louisiana Ave:

Application: Removed from agenda. Item was not heard.

D. 1471 Magazine St:

Application: Removed from agenda. Item was not heard.

E. 2622 Lowerline St:

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

Motion: Approve

By: Annie Irvin

Second: Jason King

Result: Passed

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

Opposed:

Comments:

F. 801 Napoleon Ave:

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

Motion: Approve

By: Greg Hackenberg

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

G. 2318 Saint Ann St:

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

Motion: Approve

By: Jason King

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

H. 4518 Annunciation:

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

Motion: Approve

By: Jason King

Second: Jim Ashbee

Result: Passed

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

Opposed:
Comments:

I. 2931 Saint Ann St:

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

Motion: Deny the application for full demolition to grade but approve the demolition of the rear portion of the structure, provided that demolition begins at least three original rooms back from the front wall of the building.

By: Jim Ashbee

Second: Annie Irvin

Result: Passed

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

Opposed:

Comments:

J. 3325 Orleans Ave:

Application: Demolition of a 1,612 SF Non-Contributing rated, one-story commercial building to grade.

Motion: Approve demolition to grade.

By: Annie Clark

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

XI. Old Business Retention Applications

A. 3137-3139 Saint Thomas St:

Application: Removed from agenda. Item was not heard.

XII. New Business Retention Applications

A. 509 Exposition Blvd:

Application: Retention of the demolition of over 50% of the exterior walls at a Contributing rated, two-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve with a \$5500.00 Fine

By: Ross Karsen

Second: Jim Ashbee

Result: Failed

In Favor: Ross Karsen, Jim Ashbee

Opposed: Greg Hackenberg, Jason King, Annie Irvin, Annie Clark, Shawanda Poree

Motion: Approve with a \$12100.00 Fine

By: Shawanda Poree

Second: Greg Hackenberg

Result: Passed

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

Opposed:

Comments:

B. 815 Alvar St:

Application: Retention of two wall sconces installed at front elevation of a Contributing rated, two-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the retention of two wall sconces installed at front elevation under the proviso that the junction box be moved behind light fixture.

By: Ross Karsen

Second: Shawanda Poree

Result: Passed

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

Opposed:

Comments:

C. 2505-2507 Royal St:

Application: Retention of installation of inappropriate dormer windows, metal gate, wood-grained fiber cement siding, visually prominent HVAC equipment, and replacement of wood fascia with fiber cement at a Contributing rated 1-1/2-story, two-family residential building without a Certificate of Appropriateness.

Motion: Deny the application for retention of the installation of inappropriate dormer windows, inappropriate metal gate, replacement of wood fascia with fiber cement fascia, and installation of visually prominent HVAC equipment, and to approve the request for retention of the installation of wood-grained fiber cement siding with the proviso that wood or smooth-finish fiber cement siding be used if replacement is requested in the future.

By: Jason King

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

D. 1118 Desire St:

Application: Retention of the installation of inappropriate door and windows at the front facade of a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Approved the retention of the installation of inappropriate door and windows at the front façade under the proviso that any future work must be reviewed and approved by the HDLC.

By: Ross Karsen

Second: Jason King

result: Passed

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

Opposed:

Comments:

E. 515 Bouny St:

Application: Retention of a visually prominent wall-mounted HVAC mini-split equipment at the right side of a Contributing rated, one-story, single-family residential building installed without a Certificate of Appropriateness.

Motion: Approve the application for retention of a visually prominent wall-mounted HVAC mini-split equipment.

By: Shawanda Poree

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

XIII. Ratification of Architectural Review Committee and Staff actions since the Wednesday, July 9, 2025, meeting.

Motion: Approve the ratification of ARC and Staff actions.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

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

Opposed:

Comments:

XIV. HDLC Reports and Communications