

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: March 11, 2026

Location: 21st Floor Conference Room, 1340 Poydras Street

Called to order: 2:30PM

Commissioners present: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Commissioners arriving after the beginning of the meeting:

Commissioners absent: Annie Irvin, Jason King, Shawanda Poree

I. Roll Call

II. Minutes of the Wednesday, February 4, 2026, meeting.

Motion: Approve the minutes.

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

III. Consent Agenda

Motion: Approve the consent agenda.

By: Jennifer Greene

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

IV. New Business Work Applications

A. 906 Poland Ave:

Application: Request to install galvalume standing seam metal roof at a new construction, two-story, single-family residential building incorporating the Contributing rated front façade.

Motion: Deny the application to install galvalume standing seam metal roof but approved a standing seam metal roof in an HDLC-approved color.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

B. 623 Orange St:

Application: Renovation of a Landmark, two-story commercial building including infilling window openings.

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

By: Ross Karsen

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

V. Old Business Demolition Applications

A. 1534 Saint Louis St:

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

Motion: Defer action to the next meeting.

By: Jennifer Greene

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

B. 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: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

VI. New Business Demolition Applications

A. 1319-1321 Magazine St:

Application: Removed from agenda. Item was not heard.

B. 1701 Arabella St:

Application: Removed from agenda. Item was not heard.

C. 2914 Cleveland Ave:

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

Motion: Approve the application for demolition to grade with the proviso to salvage the historic materials on the front façade.

By: Annie Clark

Second: Adero Lewis

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

D. 2745 Banks St:

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

Motion: Deny the application for demolition to grade.

By: Annie Clark

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene

Opposed: Adero Lewis

Comments:

E. 6315 Laurel St:

Application: Demolition of over 50% of the exterior wall structure for a reconstructed camelback 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: Tim Lupin

Second: Jim Ashbee

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

F. 5818 Patton St:

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

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

By: Tim Lupin

Second: Adero Lewis

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

G. 7310 Freret St:

Application: Demolition of 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: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

H. 1128-1130 Lowerline St:

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

Motion: Approve the application for demolition to grade due to the age of the building, its Non-Contributing rating, and the lack of historic building fabric or exterior architectural features and details.

By: Tim Lupin

Second: Jennifer Greene

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

I. 7728-7730 Colapissa St:

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

Motion: Approve the application for demolition to grade due to the poor structural condition of the building, including substantial structural integrity issues and substandard structural modifications, as determined by the HDLC Inspector.

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

J. 301 S White St:

Application: Demolition of over 50% of the roof structure of a Contributing rated, camelback, single-family residential building.

Motion: Defer action on this application to provide the chance for the applicant to work with HDLC Staff to determine the best way to bring partial demolition of the structure into compliance with the HDLC Design Guidelines.

By: Annie Clark

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

VII. Old Business Retention Applications

A. 929-931 Mandeville St:

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

Motion: Approve the request for retention with the provisos that (1) the line set covers must be painted now to match the adjacent wall color to further reduce the visibility of these elements from the street, and (2) the existing low chain-link fencing must be replaced with standard 7FT tall opaque wood or metal fencing in the future if replacement is requested to further reduce the overall visibility of the unit and its impact on the streetscape.

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

B. 934 Port St, 2632 N Rampart St:

Application: Retention of inappropriate delaminated stucco on the front elevation of a Contributing rated, two-story, single-family residential building without a Certificate of Appropriateness.

Motion: Deny the request for retention based on the proposal's inconsistency with the HDLC Design Guidelines, which prohibit retaining delaminated or missing stucco that exposes brick and require appropriate stucco coatings to protect the masonry and conceal deteriorated conditions and prior inappropriate masonry repairs. Furthermore, the Commission recommended that the applicant maintain the existing spatterdash stucco where it remains in fair to good condition, primarily at the attached rear dependency; apply a new smooth-finish approved lime-based stucco coating only to areas of missing stucco at the N. Rampart and Port Street sides; and repair deteriorated masonry and mortar and apply a new smooth-finish stucco coating to the full wall areas at the Franklin and Burgundy Street sides. This approach would provide a more uniform and appropriate exterior coating while preserving some visual distinction between the new smooth-finish stucco and adjacent areas of older textured stucco.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

C. 119 Olivier St:

Application: Retention of the installation of inappropriate windows at a Contributing rated, two-story, single-family residential building without a Certificate of Appropriateness.

Motion: Deny the application for retention of the installation of inappropriate windows with the proviso that a portion of the nonconforming windows can be retained with the wood screens also installed without a Certificate of Appropriateness. The five (5) highly visible windows that are to be replaced with compliant windows, approved by the HDLC prior to installation, include: the first two (2) windows on the right-hand side elevation, the front (2) windows on the camelback addition, and the first (1) window on the left-hand side elevation.

By: Tim Lupin

Second: Adero Lewis

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

VIII. New Business Retention Applications

A. 600 Dauphine St:

Application: Removed from agenda. Item was not heard.

B. 742 S Genois St:

Application: Retention of demolition of more than 50% of the roof structure at a Contributing rated, one-story, single-family residential building in deviation of the building permit.

Motion: Approve the application for retention of demolition in deviation of the approved drawings and to levy a fine of \$2,000 for the demolition.

By: Annie Clark

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

C. 808 Forstall St:

Application: Removed from agenda. Item was not heard.

D. 812-814 Forstall St:

Application: Removed from agenda. Item was not heard.

E. 1019 N Rendon St:

Application: Retention of demolition of more than 50% of the exterior wall structure at a Contributing rated, one-story, single-family residential building in deviation of the building permit.

Motion: Approve the application for retention of demolition in deviation of the approved drawings and to levy a fine of \$1,500 for the demolition.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

F. 408 Red Allen Way:

Application: Retention of inappropriate windows at a Contributing rated, one-story, single-family residential building installed without a Certificate of Appropriateness.

Motion: Deny the application for retention of the installation of inappropriate windows and installing Bermuda shutters with the proviso that the applicant has one year from the date of the meeting to start the installation of compliant windows approved by the HDLC prior to installation.

By: Tim Lupin

Second: Adero Lewis

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

G. 723-725 Montegut St:

Application: Removed from agenda. Item was not heard.

H. 1131 Bartholomew St:

Application: Retention of a double door installed at the side elevation of a Non-Contributing rated, one-story, single-family residential building without of the Certificate of Appropriateness.

Motion: Approve the application for retention of the installation double door at the side elevation with the with proviso that all future work be reviewed and approved by the HDLC.

By: Ross Karsen

Second: Jennifer Greene

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

I. 5640 Burgundy St:

Application: Retention of decorative metal gates and speakers at a Contributing rated, two-story, commercial building installed in deviation of the Certificate of Appropriateness.

Motion: Deny the application for retention of decorative metal gates and speakers.

By: Adero Lewis

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

J. 1413 Columbus St:

Application: Removed from agenda. Item was not heard.

K. 1940 Saint Claude Ave:

Application: Retention of inappropriate roof shingle color and signage with a visible electrical raceway at a Non-Contributing rated, one-story, commercial building installed in deviation of a Certificate of Appropriateness.

Motion: Defer action on this application until the next Commission meeting to allow additional time for you and your sign vendor to review Staff's previously recommended alternative of utilizing a larger, thinner backer plate in lieu of the current exposed raceway, and to consider other design options that may better align with the HDLC Design Guidelines.

By: Tim Lupin

Second: Jennifer Greene

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

IX. Ratification of Architectural Review Committee and Staff actions since the Wednesday, February 4, 2026, meeting.

Motion: Approve the ratification of ARC and Staff actions.

By: Greg Hackenberg

Second: Annie Clark

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Jennie Cannon West, Ross Karsen, Annie Clark, Greg Hackenberg, Jennifer Greene, Adero Lewis

Opposed:

Comments:

X. HDLC Reports and Communications

- A. Proposed Updates to the HDLC Design Guidelines for Window Tinting & Reflectivity