

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: April 8, 2026

Location: City Council Chambers

Called to order: 1:00PM

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

Commissioners arriving after the beginning of the meeting:

Commissioners absent: Jennifer Greene, Adero Lewis

I. Roll Call

II. Minutes of the Wednesday, March 11, 2026, meeting.

Motion: Approve the minutes.

By: Jason King

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

III. Consent Agenda

Motion: Approve the consent agenda.

By: Greg Hackenberg

Second: Shawanda Poree

Result: Passed

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

Opposed:

Comments:

IV. New Business Work Applications

A. 1537-1539 Euterpe St:

Application: Removed from agenda. This item was not heard.

B. 418-420 Belleville St:

Application: Request to remove chimneys and ridge tiles from a Contributing rated, one-story, single-family residential building.

Motion: Deny the request for removal of the chimneys and instead allow for the chimneys to be finished with stucco that complies with the Guidelines, with details to be worked out at the Staff level. The Commission also voted to deny the request to remove the ridge tiles. New Hecker ridge tiles are to be installed after re-roofing.

By: Shawanda Poree

Second: Annie Irvin

Result: Passed

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

Opposed:

Comments:

V. **Old Business Demolition Applications**

A. 1534 Saint Louis St:

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

Motion: Deny the application for demolition, with the proviso that the rear one-story addition can be demolished.

By: Ross Karsen

Second: Jason King

Result: Passed

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

Comments:

B. 1120 Jena St:

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

Motion: Approve the request to retain the demolition exceeding 50% of the roof and exterior wall structure by removing the non-historic garage addition and approve full demolition of the existing structure to grade due to its substandard construction.

By: Tim Lupin

Second: Jim Ashbee

Result: Passed

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

Comments:

VI. New Business Demolition Applications

A. 3100 Calhoun St:

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

Motion: Deny the request for demolition to grade based on the building's fair to good condition and minimal alterations; and because it exhibits special qualities that reflect a distinctive and increasingly rare mid-20th-century drive-in commercial typology, retains a recognizable level of architectural integrity, including its expressive form and integrated signage, and possesses strong cultural significance as a longstanding and widely recognized local commercial establishment and informal local icon; and because its distinctive architectural character and integrated design features would be difficult, if not impossible, to reproduce under current conditions; and because it continues to contribute its expressive architectural form, roof form, style, typology, footprint, massing, and iconic Classic Signage to the broader visual and cultural character of the Carrollton and Uptown local historic districts.

By: Annie Irvin

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

B. 6307-6309 S Miro St:

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

Motion: Defer action on this application to a future Commission meeting to allow the applicant additional time to meet with surrounding neighbors and community stakeholders to discuss the overall redevelopment proposal details further.

By: Annie Irvin

Second: Jason King

Result: Passed

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

Opposed:

Comments:

C. 6309-6311 S Claiborne Ave:

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

Motion: Defer action on this application to a future Commission meeting to allow the applicant additional time to meet with surrounding neighbors and community stakeholders to discuss the overall redevelopment proposal details further.

By: Annie Irvin

Second: Jason King

Result: Passed

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

Opposed:

Comments:

D. 3110 Saint Ann St:

Application: Removed from agenda. This item was not heard.

E. 710 Third St:

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

Motion: Approve the demolition to grade, with the proviso that the Certificate of Appropriateness will not be issued until the new construction drawings have been approved.

By: Ross Karsen

Second: Jason King

Result: Passed

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

Opposed:

Comments: Greg Hackenberg recused himself from this item.

F. 200 N Galvez St:

Application: Demolition of more than 50% of the roof structure of a Non-Contributing rated, one-story, commercial building.

Motion: Approve the application for obscuring more than 50% of the existing roof structure with a new sloped roof.

By: Annie Clark

Second: Jason King

Result: Passed

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

Opposed:

Comments:

VII. Old Business Retention Applications

A. 1940 Saint Claude Ave:

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

Motion: Approve the application for retention of inappropriate brown roof shingle color with the proviso that an appropriate architectural grade roof shingle must be selected from the HDLC pre-approved list of brands and colors when this roof is replaced in the future so that this condition is not permitted to obtain legal non-conforming status. A Certificate of Appropriateness for this retention has been issued and marked as closed/finaled under reference #26-05623-HDLC.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

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

Opposed:

Comments:

VIII. New Business Retention Applications

A. 723-725 Montegut St:

Application: Retention of the installation of wooden doors as gates at a Contributing rated, one-story, two-family residential building without a Certificate of Appropriateness.

Motion: Deny the application for retention of the wooden doors as gates. The commission determined the wooden doors are not consistent in style with the type and design of the main building. In addition, there are HDLC-approvable wood fence options available that can be used to properly secure the alleyway.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Ross Karsen, Jason King, Greg Hackenberg, Shawanda Poree, Annie Irvin, Annie Clark

Opposed:

Comments:

B. 1413 Columbus St:

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

Motion: Deny the application for retention of the of the installation of inappropriate windows on the left side due to their high visibility and because they do not match the original wood windows in profile, muntin pattern, or configuration.

The Commission did allow retention of the left side windows with the proviso that full screens are added, as they are the least visible from the public right-of-way.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Ross Karsen, Jason King, Greg Hackenberg, Shawanda Poree, Annie Irvin, Annie Clark

Opposed:

Comments:

C. 4308-4310 N Rampart St:

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

Motion: Approve the application for retention of the installation of inappropriate windows, with the proviso that full screens be added to reduce their visibility.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Ross Karsen, Jason King, Greg Hackenberg, Shawanda Poree, Annie Irvin, Annie Clark

Opposed:

Comments:

D. 823-825 Atlantic Ave:

Application: Retention of the removal of ridge tiles at a Contributing rated, one-story, two-family residential building without a Certificate of Appropriateness.

Motion: Approve the request for retention of the removal of ridge tiles with the proviso that installation of new ridge tiles is required during any future re-shingling of the roof.

By: Shawanda Poree

Result: Failed due to lack of Second.

Motion: Deny the application for retention of the removal of the ridge tiles. Replacement ridge tiles should be mounted to the existing asphalt shingle ridge caps.

By: Tim Lupin

Second: Greg Hackenberg

Result: Passed

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

Opposed: Shawanda Poree

Comments:

E. 2424 Burgundy St:

Application: Retention of installation of inappropriate soffit vents and front entry door at a Contributing rated one-story raised basement residential building without a Certificate of Appropriateness.

Motion: Approve the request for retention of inappropriate decorative soffit vents with the proviso that they must be painted to match the adjacent eave surface to further reduce their visibility from the public right of way. The Commission voted to deny the request for retention of the inappropriate left-side front entry door and recommended that it be replaced with a new wood door that is more appropriate to the Craftsman style and age of the building. The Commission also noted that the left and right-side entry doors should be consistent. While the Commission also noted that modification of the existing inappropriate door could be discussed at the staff level, this may be challenging given the current door's inappropriate integrated glass texture, raised panels, and the oversized proportion of the pane in relation to the adjacent historic sidelights.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Ross Karsen, Jason King, Greg Hackenberg, Shawanda Poree, Annie Irvin, Annie Clark

Opposed:
Comments:

IX. Ratification of Architectural Review Committee and Staff actions since the Wednesday, March 11, 2026, meeting.

Motion: Approve the ratification of ARC and Staff actions.

By: Tim Lupin

Second: Ross Karsen

Result: Passed

In Favor: Jim Ashbee, Tim Lupin, Ross Karsen, Jason King, Greg Hackenberg, Shawanda Poree, Annie Irvin, Annie Clark

Opposed:

Comments:

X. HDLC Reports and Communications