

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: May 6, 2026

Location: City Council Chambers

Called to order: 1:00PM

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

Commissioners arriving after the beginning of the meeting:

Commissioners absent: Jennifer Greene, Tim Lupin

I. Roll Call

II. Minutes of the Wednesday, April 8, 2026, meeting.

Motion: Approve the minutes.

By: Jason King

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

III. Consent Agenda

Motion: Approve the consent agenda.

By: Jason King

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

IV. New Business Work Applications

A. 731 Harmony St:

Application: Request to install a new metal balustrade with applied decorative scrollwork at a Contributing rated, one-story, single-family residential building.

Motion: Deny the application to install scrolled metal handrails.

By: Greg Hackenberg

Second: Shawanda Poree

Result: Passed

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

Opposed:

Comments:

B. 2617-2621 Baronne St:

Application: Request to install skylights at a Landmark, one-story, two-family residential building.

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

By: Ross Karsen

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments:

C. 1537-1539 Euterpe St:

Application: Appeal the ARC recommendations for the renovation of a Contributing rated, two-story, multi-family residential building including infilling the rear galleries.

Motion: Deny the appeal of the ARC recommendations.

By: Greg Hackenberg

Second: Jason King

Result: Failed

In Favor: Jim Ashbee, Jason King, Greg Hackenberg

Opposed: Ross Karsen, Annie Clark, Annie Irvin, Shawanda Poree, Adero Lewis

Motion: Approve the appeal of the ARC recommendations.

By: Ross Karsen

Second: Shawanda Poree

Result: Failed

In Favor: Ross Karsen, Annie Clark, Annie Irvin, Shawanda Poree, Adero Lewis

Opposed: Jim Ashbee, Jason King, Greg Hackenberg

Comments: The Commission was unable to reach a majority decision, resulting in no action being taken on this application. The Commission's lack of action is considered a de-facto denial.

V. New Business Demolition Applications

A. 1648 Joseph St:

Application: Demolition of a Contributing rated, two-story, accessory structure to grade.

Motion: Approve the application for demolition.

By: Shawanda Poree

Second: Annie Clark

Result: Passed

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

Opposed:

Comments:

B. 2663 Iberville St, 206-210 N Broad St:

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

C. 2037-2039 Lapeyrouse St:

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

Motion: Defer action on this application until the next Commission meeting so the applicant may attend the meeting.

By: Annie Clark

Second: Jason King

Result: Passed

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

Opposed:

Comments:

D. 608 State St:

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

E. 4856-4858 Camp St, 925-939 Upperline St:

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

Motion: Approve the application for demolition.

By: Jim Ashbee

Second: Annie Clark

Result: Passed

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

Opposed:

Comments:

F. 2025-2027 Calhoun St:

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

VI. New Business Retention Applications

A. 808 Forstall St:

Application: Retention of the installation of an R-panel metal roof at a Contributing rated, one-story, single-family residential building in deviation Certificate of Appropriateness.

Motion: Approve the application for retention the installation of a R-panel metal roof at a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.

By: Adero Lewis

Second: Shawanda Poree

Result: Passed

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

Opposed:

Comments:

B. 812-814 Forstall St:

Application: Retention of the installation of an R-panel metal roof 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 a R-panel metal roof at a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.

By: Adero Lewis

Second: Shawanda Poree

Result: Passed

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

Opposed:

Comments:

C. 2001-2003 Royal St:

Application: Retention of partial roof and exterior wall demolition at a Contributing rated, one-story, commercial building without a Certificate of Appropriateness.

Motion: Approve the application for retention of partial exterior wall and partial roof demolition without a Certificate of Appropriateness and levy an additional fine of \$6,000 for the unpermitted demolition.

By: Ross Karsen

Second: Greg Hackenberg

Result: Passed

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

Opposed:

Comments:

D. 2817-2821 Monroe St:

Application: Retention of demolition to grade of a Non-Contributing rated 1,736 SF two-story accessory structure at the rear yard of a Contributing rated, 1-1/2-story residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of demolition to grade of the Non-Contributing-rated rear accessory building without a Certificate of Appropriateness without a fine.

By: Annie Irvin

Second: Jim Ashbee

Result: Passed

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

Opposed:

Comments: Annie Clark recused herself from this application.

E. 823-825 Elmira Ave:

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

Motion: Deny the retention of the inappropriate windows but allow for their replacement with recessed, 1-over-1, double-hung vinyl windows.

By: Shawanda Poree

Second: Annie Clark

Result: Passed

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

Opposed:

Comments:

F. 419 Bouny St:

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

VII. Ratification of Architectural Review Committee and Staff actions since the Wednesday, April 8, 2026, meeting.

Motion: Approve the ratification of ARC and Staff actions.

By: Annie Clark

Second: Greg Hackenberg

Result: Passed

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

Opposed:

Comments:

VIII. HDLC Reports and Communications