

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: September 2, 2026

Location: City Council Chambers

Called to order: 1:00 PM

Commissioners present: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Commissioners arriving after the beginning of the meeting:

Commissioners absent: Jim Ashbee, Annie Irvin, Jason King, Tim Lupin, Shawanda Poree

I. Roll Call

II. Minutes of the Wednesday, August 12, 2026, meeting.

Motion: Approve the minutes.

By: Ross Karsen

Second: Jennifer Greene

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

III. Landmark Nomination of 8133 Spruce Street

Motion: Approve the Landmark nomination.

By: Greg Hackenberg

Second: Allain Hardin, Jennifer Greene

Result: Passed

Comments:

IV. Consent Agenda

Motion: Approve the suspension of the hearing rules.

By: Jennifer Greene

Second: Annie Clark

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

Motion: Remove item G (1911 Royal St) off the Consent Agenda.

By: Jennifer Greene

Second: Annie Clark

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

Motion: Approve to reinstate the hearing rules.

By: Jennifer Greene

Second: Annie Clark

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

Motion: Approve the consent agenda.

By: Jennifer Greene

Second: Annie Clark

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

G. 1911 Royal St:

Application: Renovation and 635 SF camelback addition at a Contributing rated, one-story, two-family, residential building.

Motion: Defer to next hearing due to lack of quorum.

By: Jennifer Greene

Second: Annie Clark

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

V. New Business Work Applications

A. 3636 Saint Charles Ave:

Application: Appeal of ARC recommendations for the renovation of a Non-Contributing rated, two-story, commercial building.

Motion: Deny the application of the appeal of ARC recommendations.

By: Allain Hardin

Second: Jennifer Greene

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West, Allain Hardin

Opposed:

Result: Passed

Comments:

VI. New Business Demolition Applications

A. 1830 Fern St:

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

Motion: Deny the application for demolition to grade.

By: Jennifer Greene

Second: Allain Hardin

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

B. 734 Austerlitz St:

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

Motion: Approve the application for partial demolition.

By: Jennifer Greene

Second: Annie Clark

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

C. 5615-5617 Perrier St:

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

Motion: Approve the application for demolition to grade.

By: Ross Karsen

Second: Allain Hardin

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

D. 802 Third St, 2613 Annunciation St:

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

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

By: Allain Hardin

Second: Greg Hackenberg

Result: Passed

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Comments:

VII. New Business Retention Applications

A. 203 Walnut St:

Application: Retention of the demolition of the exterior wall structure in excess of the approved threshold at a Contributing rated, one-story, single-family residential building.

Motion: Approve the application for retention of demolition in deviation of the approved drawings, and no fine or penalty shall be levied in connection with the work.

By: Greg Hackenberg

Second: Adero Lewis

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

B. 714 S Carrollton Ave:

Application: Retention of installation of two (2) inappropriate electrical signage raceways installed at a Non-Contributing rated, one-story commercial building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of the inappropriate electrical signage raceways.

By: Greg Hackenberg

Second: Allain Hardin

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

C. 1505-1507 Esplanade Ave:

Application: Retention of the installation of inappropriate windows and trim at a Non-Contributing rated, single-family, two-story, residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of the windows, provided that windows 1–7 and 11–18 are recessed, and full screens are added. Windows 8–10 are approved as is. Deny the retention of the Hardie trim.

By: Ross Karsen

Second: Annie Clark

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

D. 1705-1707 Pauger St:

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

E. 338-340 Elmira Ave:

Application: Retention of the installation of inappropriate board and batten shutters at a Contributing rated, one-story, two-family residential building.

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

By: Jennifer Greene

Second: Adero Lewis

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

F. 1426-1428 Dauphine St:

Application: Retention of installation of inappropriate roof shingle color, removal of roof ridge tiles and decorative ridge cap vents for installation of continuous ridge vent, and installation of inappropriate metal porch gate at a Contributing rated one-story residential building without a Certificate of Appropriateness.

Motion: Approve the request for retention of the inappropriate roof shingle color. Deny the retention of the removal of the roof ridge tiles and decorative ridge caps.

By: Ross Karsen

Second: Greg Hackenberg

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

G. 926 Joseph St:

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

Motion: Approve the application for retention of demolition without a Certificate of Appropriateness, and no fine or penalty shall be levied in connection with the work.

By: Allain Hardin

Second: Annie Clark

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

VIII. Ratification of Architectural Review Committee and Staff actions since the Wednesday, August 12, 2026, meeting.

Motion: Approve the ratification of ARC and Staff actions.

By: Greg Hackenberg

Second: Annie Clark

In Favor: Annie Clark, Jennifer Greene, Greg Hackenberg, Allain Hardin, Ross Karsen, Adero Lewis, Jennie Cannon West

Opposed:

Result: Passed

Comments:

IX. HDLC Reports and Communications