

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: October 6, 2021

Location: Zoom Teleconference

Called to order: 1:30 p.m.

Commissioners present: Anne Redd, Jesse LeBlanc, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Commissioners arriving after beginning of the meeting:

Commissioners absent: Donna Wakeman

I. Minutes of the August 4, 2021 meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Jennifer Greene

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

II. Landmark nomination of 2435-37 First Street

Motion: Nominate 2435-37 First Street for study as a Landmark.

By: Heather Szapary

Second: Ayo Love

Third: Anne Redd

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

III. Landmark nomination of 2613-2615 Second Street

Motion: Nominate 2613-15 Second Street for study as a Landmark.

By: Calvin Alexander

Second: Jennie West

Third: Heather Szapary

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

IV. Consent Agenda

Motion: Suspend the rules and move Item B (3401 St. Charles Ave), Item I (833-35 Jourdan Ave), and Item M

(1464 Camp St) to the regular agenda.

By: Calvin Alexander

Second: Ed de Montluzin

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments: Greg Hackenberg and Jennie West recused themselves from the Consent Agenda.

Motion: Approve the Consent Agenda

By:

Second:

Result: Passed

In Favor: Anne Redd, Ed de Montluzin, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments: Greg Hackenberg and Jennie West recused themselves from the Consent Agenda.

V. New Business Work Applications

A. 3401 St. Charles Ave

Application: Conceptual approval of new construction of 115-unit mixed-use development with ground-floor commercial space fronting St. Charles and Louisiana Avenues.

Motion: Defer action on this application until the next Commission meeting so that the applicant can schedule an interior/exterior inspection at 1631 Delachaise Street.

By: Stephanie Bruno

Second: Heather Szapary

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

B. 833-35 Jourdan Ave

Application: New construction of a 2,100 SF two-story, two-family residential building.

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

By: Calvin Alexander

Second: Ayo Love

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

C. 1464 Camp St

Application: New construction of a two-story, single-family residential building.

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

By: Ed de Montluzin

Second: Ayo Love

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:
Comments:

D. 725 St Ferdinand

Application: Request to replace existing asbestos siding at nave walls with new non-asbestos fiber-cement product that replicates the appearance of asbestos shingles as part of a previously approved renovation of an existing significant rated commercial building.

Motion: Approve the request to install the proposed GAF Weatherside Profile Shingle Fiber-Cement siding in a profile that closely matches the existing asbestos shingles on the nave walls of the existing building.

By: Annie Cambria

Second: Greg Hackenberg

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

E. 2127 Esplanade Ave

Application: Raise existing one-story, single-family residential building approximately 4'-3" to allow conditioned space on the ground floor.

Motion: Deny the application.

By: Emily Bahr

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Jesse LeBlanc, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

F. 424 Eighth St, Lot 7

Application: Demolition of non-contributing warehouse and detail review of conceptually approved new construction of a two-story, single-family residential building.

Motion: Approve the demolition and grant conceptual approval of the new construction with the details to be worked out at Staff level.

By: Greg Hackenberg

Second: Ed de Montluzin

Result: Passed

In favor: Anne Redd, Jesse LeBlanc, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

G. 424 Eighth St, Lot 8

Application: Demolition of non-contributing warehouse and detail review of conceptually approved new construction of a two-story, single-family residential building.

Motion: Approve the demolition and grant conceptual approval of the new construction with the details to be worked out at Staff level.

By: Greg Hackenberg

Second: Ed de Montluzin

Result: Passed

In favor: Anne Redd, Jesse LeBlanc, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary,

Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King
Opposed:
Comments:

VI. Old Business Demolition Applications

A. 917 Verret St

Application: Code enforcement demolition of two-story residential building.

Motion: Approve the application for demolition.

By: Heather Szapary

Second: Jason King

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin

Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

VII. New Business Demolition Applications

A. 541 Calhoun St

Application: Demolition of existing contributing one-story, two-family residential building to grade.

Motion: Deny the application for demolition to grade due to the age of the building and its fair condition today.

By: Stephanie Bruno

Second: Emilie Bahr

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin

Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

B. 1028 Eleonore St

Application: Demolition of more than 50% of the roof (over a 5-year period) of an existing contributing one-story, single-family residential building for a new camelback addition.

Motion: Approve the application for partial roof demolition.

By: Stephanie Bruno

Second: Emilie Bahr

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin

Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

C. 733 Lyons St

Application: Demolition of more than 50% of the roof of existing contributing one-story, single-family residential building for a full second-floor addition.

Motion: Deny the application for roof demolition due to the request requiring the complete removal of the existing historic roof fabric which would radically alter the perceived type, style, scale and massing of the building from the public right of way and because the proposed full-floor addition is inconsistent with the HDLC Guidelines which require additions to be compatible and subordinate to the existing historic structure

and to be constructed at the rear or as far back on the site as possible so as not to overwhelm the existing historic structure.

By: Stephanie Bruno

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

D. 711 Eleonore St

Application: Demolition of existing non-contributing one-story, single-family residential building to grade
Motion: Approve the application for demolition to grade.

By: Stephanie Bruno

Second: Anne Redd

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

E. 4827 Camp St

Application: Demolition of more than 25% of the primary facade and demolition of more than 50% of the roof structure of an existing contributing one-story, single-family residential building for a renovation and camelback addition.

Motion: Approve the application for partial roof and façade demolition.

By: Stephanie Bruno

Second: Lee Bressler

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments: Greg Hackenberg recused himself from this application.

F. 5012 Cucullu St

Application: Demolition of existing contributing (but altered) one-story, single-family residential building to grade.

Motion: Approve the application for demolition to grade.

By: Stephanie Bruno

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

G. 2815 Octavia St

Application: Demolition (obscuration) of more than 25% of the primary facade of existing contributing one-story, single-family raised basement residence for an enclosed front porch.

Motion: Deny the application for façade demolition (encapsulation) due the proposed enclosure being a radical alteration of the building that will negatively impact its visual perception, style, scale, and massing from the street and because this work is inconsistent with the HDLC Guidelines which prohibit the enclosing of any porch that is visible from a public right of way.

By: Stephanie Bruno

Second: Emilie Bahr

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

H. 6036-38 Camp St

Application: Demolition of more than 50% of the exterior walls and more than 50% of the roof structure of contributing one-story, single-family residential building to remove a non-original rear addition and construct new camelback addition.

Motion: Defer action on this application until the next Commission meeting so that the applicant will have additional time to meet with neighbors and local community organizations.

By: Lee Bressler

Second: Ed de Montluzin

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

I. 3805 Carondelet St

Application: Demolition of more than 50% of the roof structure of existing contributing one-story, single-family residential building for a camelback addition.

Motion: Approve the application for partial roof demolition.

By: Anne Redd

Second: Stephanie Bruno

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

VIII. New Business Retention Applications

A. 617 Montegut St

Application: Retention of smaller transom windows on right side elevation in deviation of Certificate of Appropriateness.

Motion: Denial of retention of transom windows between first and third windows on right side elevation. Replace inappropriate windows with a 6 over 6 wood window to match existing wood windows. Smaller windows past the third window on the right side elevation to be retained.

By: Jennie West

Second: Heather Szapary

Result: Denied

In favor: Anne Redd, Jesse LeBlanc, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed: None

Comments: None

B. 1805 Burgundy St

Application: Retention of installation of visually prominent mini-split HVAC equipment on a contributing one-story, two-family residential building without a Certificate of Appropriateness.

Motion: Deny the application for retention of the wall mounted HVAC mini-split units as installed.

By: Jennie West

Second: Lee Bressler

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin

Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

C. 1229 Annunciation St

Application: Retention of decorative tile applied at the first-floor porch deck.

Motion: Defer action on the application for 30 days so that any interested Commissioners can meet with the staff on-site to view the tile application in-person.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin

Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments:

D. 634 Louisa St

Application: Retention of plexiglass sheets installed at front elevation windows to reduce sound.

Motion: Deferral of retention to better understanding how the material is installed and overall visibility.

By: Jennie West

Second: Lee Bressler

Result: Deferred

In favor: Anne Redd, Jesse LeBlanc, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary,

Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason

King

Opposed: None

Comments: A site visit with Commissioners Jennie West and Jesse LeBlanc will help understand the plexiglass situation and how it is installed.

E. 2626 St Charles Ave

Application: Retention of removal of two (2) chimneys from existing contributing one-story, single-family raised basement residence in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of removal of the chimneys.

By: Ed de Montluzin

Second: Calvin Alexander

Result: Failed

In favor: Anne Redd, Jesse LeBlanc, Ed de Montluzin, Calvin Alexander, Annie Cambria, Emily Bahr

Opposed: Ayo Love, Stephanie Bruno, Lee Bressler, Greg Hackenberg, Jennie West, Jennifer Greene, Heather

Szapary, Jason King

Comments: Following the failure of the first motion for approval, a second motion was not made. As such, this is considered a no-action which is a de facto denial of the request.

IX. Ratification of Architectural Committee and Staff Actions since the Wednesday, August 4, 2021 Meeting.

Motion: Approve the ARC and Staff actions since the Wednesday, August 4, 2021 meeting.

By: Heather Szapary

Second: Greg Hackenberg

Result: Passed

In favor: Anne Redd, Ed de Montluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Annie Cambria, Jennie West, Stephanie Bruno, Emily Bahr, Jason King

Opposed:

Comments: