

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: May 5, 2021

Location: Zoom Teleconference

Called to order: 1:30 p.m.

Commissioners present: Jesse LeBlanc, Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Commissioners arriving after beginning of the meeting:

Commissioners absent: Anne Redd, Jennifer Greene

I. Minutes of the April 7, 2021 meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Calvin Alexander

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

II. Landmark nomination of 2425 – 2427 First St.

Motion: Nominate 2425-2427 First St. for study as a Landmark.

By: Jennie West

Second: Annie Cambria

Second: Jason King

Result: Passed

Comments:

III. Landmark nomination of 2421 – 2423 First St.

Motion: Nominate 2421-2423 First St. for study as a Landmark.

By: Calvin Alexander

Second: Ayo Love

Second: Donna Wakeman

Result: Passed

Comments:

IV. Landmark nomination of 2309 - 2311 Second St.

Motion: Nominate 2309-2311 Second St. for study as a Landmark.

By: Heather Szapary

Second: Calvin Alexander

Second: Stephanie Bruno

Result: Passed

Comments:

V. Landmark nomination of 2005 – 2007 Rev John Raphael Jr Way

Motion: Nominate 2005-2007 Rev. John Raphael Jr. Way for study as a Landmark.

By: Donna Wakeman
Second: Jennie West
Second: Calvin Alexander
Result: Passed
Comments:

VI. **Consent Agenda**

Motion: Approve the Consent Agenda

By: Calvin Alexander
Second: Stephanie Bruno
Result: Passed

In favor: Ed de Montluzin, , Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments: Jennie West and Greg Hackenberg recused themselves.

VII. **New Business Work Applications**

A. 1617-19 Coliseum St

Application: Replace existing slate roof with new standing seam metal roof on a contributing, two-story, single-family residential building.

Motion: Approve the application.

By: Greg Hackenberg
Second: Donna Wakeman
Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

B. 928 Euterpe St

Application: Installation of solar panels at a significant rated, one-story, single-family residential building residential building.

Motion: Approve the application, with the proviso that the panels are unobtrusive and in a rectangular array.

By: Emilie Bahr
Second: Annie Cambria
Result: Motion withdrawn.

In favor:

Opposed:

Comments: Several Commissioners were concerned with approving solar panels on a Significant-rated building that are visible from the public right-of-way.

Motion: Approve the application, as long as the panels meet the Guidelines and staff is comfortable with the updated array.

By: Emilie Bahr
Second: Stephanie Bruno
Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

C. 1137 St Charles Ave

Application: Appeal of ARC recommendations regarding proposed window replacement and new rear addition.

Motion: Defer action on this application until the next Commission hearing to allow the applicant to meet with the Architectural Review Committee again and try to resolve these issues.

By: Jennie West

Second: Greg Hackenberg

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments: The Commission requested that the applicant should provide three-dimensional renderings of the rear elevation to the ARC to better illustrate the visibility of the various components with and without screening.

D. 5504 St Charles Ave

Application: New construction of a 580 SF garage accessory structure and replacement of existing historic fencing with new metal fencing.

Motion: Recommend conceptual approval of the garage structure with the details to be worked out at the Staff level and approve the request to remove and replace the existing perimeter fencing with the proviso that the CofA will not be issued until the ARC reviews and approves the final fence details.

By: Ed deMontluzin

Second: Stephanie Bruno

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

VIII. New Business Demolition Applications

A. 5621 Royal St

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

Motion: Approve the application for demolition to grade.

By: Calvin Alexander

Second: Ayo Love

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

B. 8515 Freret St

Application: Demolition of more than 50% of the roof and the wall area of a contributing, one-story, single-family residential building for an addition.

Motion: Deny the application for partial roof and wall demolition.

By: Jennie West

Second: Calvin Alexander

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:
Comments:

C. 4707 Magazine St

Application: Demolition of a non-contributing one-story commercial building to grade.

Motion: Approve the application for demolition to grade.

By: Greg Hackenberg

Second: Ed deMontluzin

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

D. 4713 Magazine St

Application: Demolition of a contributing one-story commercial building to grade.

Motion: Approve the application for demolition to grade.

By: Ed deMontluzin

Second: Lee Bressler

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

E. 722 S Salcedo St

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

Motion: Deny the application for demolition.

By: Annie Cambria

Second: Stephanie Bruno

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

F. 420-22 S Galvez St

Application: Demolition of a raised-basement, multi-family residential building to grade and the demolition of the rear accessory building.

Motion: Deny the request for demolition of the main structure and approve the request for demolition of the accessory structure.

By: Annie Cambria

Second: Jason King

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

G. 8816 Apple St

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

Motion: Approve the application for demolition to grade.

By: Lee Bressler

Second: Annie Cambria

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Unanimous

Opposed:

Comments:

H. 2120-22 Louisiana Ave

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

Motion: Deny the application for demolition.

By: Calvin Alexander

Second: Greg Hackenberg

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

I. 2300-02 Annunciation St

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

Motion: Deny the application for demolition.

By: Greg Hackenberg

Second: Heather Szapary

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

J. 736 General Taylor St

Application: Demolition of more than 25% of the primary facade and 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 facade demolition.

By: Heather Szapary

Second: Ayo Love

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

IX. Old Business Retention Applications

A. 435 Bouny St

Application: Retention of removal of historic brick chimneys.

Motion: Deny the application for retention of the removal of the two front chimneys. The applicant may reconstruct the chimneys to match the original condition or construct new faux chimneys to match the appearance of the original chimneys, with final details to be submitted to Staff for approval.

By: Heather Szapary

Second: Lee Bressler

Result: Passed

In favor: Jesse LeBlanc, Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Jason King

Opposed: Emilie Bahr

Comments:

X. New Business Retention Applications

A. 1132-34 St Andrew St

Application: Retention of inappropriate balcony handrails in deviation of a CofA.

Motion: Deny

By: Donna Wakeman

Second: Heather Szapary

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

XI. Ratification of Architectural Committee and Staff Actions since the Wednesday, April 7, 2021 Meeting.

Motion: Ratify the actions of the Architectural Review Committee and Staff since the Wednesday, April 7th meeting.

By: Calvin Alexander

Second: Greg Hackenberg

Result: Passed

In favor: Ed de Montluzin, Greg Hackenberg, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments: