

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: April 6, 2022

Location: City Council Chamber, 1300 Perdido Street

Called to order: 1:30 p.m.

Commissioners present: Jesse Leblanc, Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Commissioners arriving after beginning of the meeting:

Commissioners absent: Ayo Love, Jennifer Greene, Emilie Bahr, Stephanie Bruno

**I. Minutes of the March 9, 2022 meeting**

Motion: Approve the minutes.

By: Lee Bressler

Second: Calvin Alexander

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

**II. Landmark Nomination of 2418-2450 S. Robertson St.**

Motion: Nominate the property as a local landmark.

By: Donna Wakeman

Second: Lee Bressler

Second: Calvin Alexander

Result: Passed

**III. Landmark Nomination of 2432-2434 Second St.**

Motion: Nominate the property as a local landmark

By: Jennie West

Second: Annie Cambria

Second: Heather Szapary

Result: Passed

**IV. Consent Agenda**

A. Motion: Suspend the rules and remove Item A from the consent agenda and place it on the regular agenda.

By: Lee Bressler

Second: Anne Redd

Result: Passed

In Favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

B. Motion: Approve the consent agenda.

By: Anne Redd

Second: Jennie West

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments: Greg Hackenberg recused himself from voting on the consent agenda because he's the architect for 913 Louisiana Avenue

## V. Regular Agenda

### A. 2230 Magazine St

Motion: Deny the application.

By: Anne Redd

Second: Jason King

Result: Failed

In Favor: Anne Redd, Jason King

Opposed: Calvin Alexander, Lee Bressler, Greg Hackenberg, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Comments:

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

By: Greg Hackenberg

Second: Jennie West

Result: Passed

In Favor: Jesse LeBlanc, Calvin Alexander, Lee Bressler, Greg Hackenberg, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed: Anne Redd, Jason King

Comments:

## VI. Old Business Work Applications

### A. 502 Frenchmen St

Application: Appeal of ARC denial for renovation of significant-rated, three-story, mixed-use structure including construction of a new rooftop penthouse and rear addition and restoration of gallery.

Motion: Deny the appeal request.

By: Donna Wakeman

Second: Jennie West

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

### B. 1423 Burgundy St

Application: Request to remove existing terra cotta tile roof for installation of new architectural grade asphalt/fiberglass roof shingles on existing contributing two-story, two-family residential building.

Motion: Grant approval of the request, provided the existing ridge tiles and finials are reinstalled on the new roof and all reusable roof tiles are salvaged and donated for reuse.

By: Donna Wakeman

Second: Annie Cambria

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

## IV. New Business Work Applications

A. 1240 Seventh Street

Application: Demolition of an existing non-contributing two-story, single-family residential building to grade and new construction of a 3,300 SF two-story, single-family residential building with off-street parking.

Motion: Grant approval of the demolition request and conceptual approval of the new construction with final details to be worked out at the staff level, with the proviso that the Certificate of Appropriateness for the demolition will not be issued until the final CofA for the new construction is released.

By: Anne Redd

Second: Lee Bressler

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

B. 1244 Seventh Street

Application: Demolition of an existing non-contributing two-story, single-family residential building to grade and new construction of a 3,300 SF two-story, single-family residential building with off-street parking.

Motion: Grant approval of the demolition request and conceptual approval of the new construction with final details to be worked out at the staff level, with the proviso that the Certificate of Appropriateness for the demolition will not be issued until the final CofA for the new construction is released.

By: Anne Redd

Second: Lee Bressler

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

C. 2335 N Rampart St

Application: Request to remove deteriorated slate roof for replacement with new architectural grade asphalt fiberglass roof shingles at an existing contributing one-story, two-family residential building.

Motion: Grant approval of the request, provided the existing ridge tiles are salvaged and reinstalled on the new roof.

By: Donna Wakeman

Second: Heather Szapary

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

D. 614 Egan St

Application: Installation of highly visible photovoltaic solar panels on existing roof of home with battery back-up.

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to work with HDLC Staff to determine the best way to bring this proposed layout into compliance with the Design Guidelines.

By: Calvin Alexander

Second: Jason King

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

**V. Old Business Demolition Applications**

A. 3300 Bienville Ave

Application:

Motion: Approve the application for partial roof demolition

By: Annie Cambria

Second: Donna Wakeman

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

**VI. New Business Demolition Applications**

A. 3517 Chartres St

Application: Demolition to grade of a non-contributing two-story warehouse building.

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

By: Jennie West

Second: Annie Cambria

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

B. 4027 Baudin St

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

Motion: Deny the application for demolition.

By: Annie Cambria

Second: Lee Bressler

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

C. 7330 Cohn St

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

Motion: Defer the application to allow the Sewage & Waterboard representative time to meet with the Preservation Resource Center to discuss ways to preserve the existing building.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

D. 1823 Lowerline St

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

Motion: Defer the application to allow the Sewage & Waterboard representative time to meet with the Preservation Resource Center to discuss ways to preserve the existing building at 7330-32 Cohn St, as part of a larger project.

By: Lee Bressler

Second: Calvin Alexander

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

E. 2800 Milan St

Application: Demolition of existing non-contributing one-story church building and adjacent non-contributing one-story accessory building to grade.

Motion: Grant the demolition

By: Lee Bressler

Second: Calvin Alexander

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

F. 1522 Joseph St

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

Motion: Approve the application for demolition to grade.

By: Lee Bressler

Second: Calvin Alexander

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

G. 399 Broadway St

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

Motion: Approve the application for partial roof demolition

By: Lee Bressler

Second: Annie Cambria

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

H. 8510 Cohn St

Application: Demolition of more than 50% of the total exterior wall structure at a contributing one-story, single-family residential building.

Motion: Deny the application for more than 50% demolition of the existing wall structure.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

**VII. New Business Demolition Applications**

A. 700 Caffin Ave

Application: Retention of inappropriate flush-mounted vinyl windows and inappropriate apron window trim at right side elevation of existing contributing one-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Deny the application for retention of the inappropriate surface mounted windows and apron trim with the proviso that the above referenced items will be corrected within 90 days.

By: Calvin Alexander

Second: Anne Redd

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

B. 719 Teche St

Application: Retention of inappropriate parking pad installed in deviation of CofA at non-rated two-story, single-family residential building.

Motion: Approve the retention of the parking pad as installed with the proviso that all outstanding deviations be corrected.

By: Heather Szapary

Second: Calvin Alexander

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

C. 717 Teche St

Application: Retention of inappropriate parking pad in deviation of CofA at non-rated two-story, single-family residential building.

Motion: Approve the retention of the parking pad as installed with the proviso that all outstanding deviations be corrected.

By: Heather Szapary

Second: Calvin Alexander

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

D. 2033 Burgundy St

Application: Request to retain new GAF Timberline solar shingles installed on existing contributing one-story, two-family residential building without a Certificate of Appropriateness.

Motion: Defer action on this application for 60 days to provide the chance for the applicant to coordinate a formal presentation of the GAF Solar Shingles for the Commissioners.

By: Donna Wakeman

Second: Jennie West

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Anne Redd, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

E. 1532 St Philip St

Application: Retention of A/C unit installed at right side gable without a Certificate of Appropriateness.

Motion: Defer the application to the May meeting to allow the owner to attend the meeting, as the tenant is not responsible for work to the exterior of the building.

By: Heather Szapary  
Second: Donna Wakeman  
Result: Passed  
In favor:  
Opposed:  
Comments:

F. 3019 Chippewa St

Application: Retention of the installation of 1-over-1, flush-mount, vinyl windows installed at a camelback addition in deviation of issued Certificate of Appropriateness.

Motion: Deny the retention for the inappropriate windows and window trim at the two windows at the front of the camelback and the left-side second-floor window

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

G. 600-04 Jena St

Application: Retention of exterior wall demolition in excess of approved building plans at a contributing one-story, two-family residential building.

Motion: Approve the application for retention of demolition in excess of approved building plans and to levy a fine of \$5,000 for the unpermitted demolition.

By: Jennie West

Second: Jason King

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

H. 3118 Burgundy St

Application: Retention of inappropriately installed awning and modifications to the height of an existing CMU wall without a CofA at a contributing two-story, single-family residential building.

Motion: Deny the application for retention of the inappropriately installed awning.

By: Jennie West

Second: Donna Wakeman

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

I. 817-19 Adams St

Application: Retention of roof demolition beyond the approved scope of work at a one-story, single-family residential building.

Motion: Approve the application for retention of demolition without a Certificate of Appropriateness and to levy a fine of \$7,500 for the unpermitted demolition.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

J. 4433-35 Willow St

Application: Retention of demolition of existing contributing one-story, two-family residential building to grade without a Certificate of Appropriateness

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to produce more information and documentation regarding the circumstances that led to this demolition

By: Jennie West

Second: Donna Wakeman

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

K. 2315-17 Laurel St

Application: Retention of the installation of stained-glass transoms, flush mount windows, Hardi trim, and window aprons in deviation of a Certificate of Appropriateness.

Motion: Deny the retention of the inappropriate windows at the front of the camelback and the first three windows on the left-side first-floor.

By: Jennie West

Second: Jason King

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

**VIII. Ratification of Architectural Review Committee and Staff actions since the Wednesday, March 9, 2022 meeting**

Motion: Ratify the actions of the ARC and staff since the Wednesday, February 2nd meeting.

By: Lee Bressler

Second: Donna Wakeman

Result: Passed

In favor: Calvin Alexander, Lee Bressler, Greg Hackenberg, Jason King, Donna Wakeman, Heather Szapary, Annie Cambria, Jennie West

Opposed:

Comments:

**X. HDLC Reports and Communications**