

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: January 4<sup>th</sup>, 2023

Location: City Council chamber, 1300 Perdido Street

Called to order: 1:30 p.m.

Commissioners present: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Jennie Cannon West, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene

Commissioners arriving after beginning of the meeting: Anne Redd

Commissioners absent: Rashida Ferdinand

**I. Roll Call**

**II. Minutes of the November 2<sup>nd</sup>, 2022, meeting**

Motion: Approve the minutes.

By: Lee Bressler

Second: Jennifer Greene

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Jennie Cannon West, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene

Opposed:

**III. Request to dedesignate the Landmark status of 7929 Freret Street**

Motion:

By:

Second:

Result: Denied

In favor:

Opposed:

Comments: Susan Johnson and Nathan Lott spoke against this dedesignation

**IV. Consent Agenda**

Motion: Approve the Consent Agenda

By: Greg Hackenberg

Second: Donna Wakeman

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd

Opposed:

**V. Old Business Work Applications**

A. 840 Spain St.

Application: This application was withdrawn.

**VI. New Business Work Applications**

- A. 210 State St.  
Application: Installation of playground equipment at a Landmark, commercial building.  
Motion: Grant conceptual approval with the details to be worked out at the staff level.  
By: Stephanie Bruno  
Second: Anne Redd  
Result: Passed  
In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd  
Opposed:  
Comments:
- B. 709 Mazant St.  
Application: Installation of Bermuda shutters at a noncontributing-rated, two-story, single-family residential building.  
Motion: Deny the application for the installation of Bermuda-style shutters as they are in direct deviation of the design guidelines.  
By: Greg Hackenberg  
Second: Jennifer Greene  
Result: Passed  
In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd  
Opposed:  
Comments:
- C. 2225-2227 Dauphine St.  
Application: This application was withdrawn.
- D. 725 Mandeville St.  
Application: Request to install new standing seam metal roofing at an existing Contributing rated 1½-story, two-family residential building.  
Motion: Deny the application for installation of new standing seam metal roofing due to this not being an appropriate historic roof material for this Contributing rated Creole-cottage because the building originally had a slate roof and due to the visual prominence of the street-facing roof slope.  
By: Donna Wakeman  
Second: Annie Clark  
Result: Passed  
In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd  
Opposed:  
Comments:

## VII. **Old Business Demolition Applications**

- A. 815 Third St.  
Application: Demolition of a Contributing rated, one-story, single-family residential building to grade.  
Motion: Deny the demolition  
By: Greg Hackenberg  
Second: Ayo Love  
Result: Passed  
In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd  
Opposed:

Comments:

B. 3301 Magazine St.

Application: Demolition of more than 50% of the roof of a Non-Contributing rated, one-story commercial building.

Motion: Approve the application for partial roof demolition.

By: Anne Redd

Second: Lee Bressler

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd

Opposed:

Comments:

### VIII. New Business Demolition Applications

A. 39-41 Allard Blvd.

Application: This application was withdrawn.

B. 8829-8831 Jeanette St.

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

Motion: Deny the application for full demolition to grade. The Commission agreed that the two rear non-historic additions may be demolished. Additionally, the Commission agreed that exploratory interior demolition of the historic portion of the building may occur to determine its potential for rehabilitation, with details to be worked out at HDLC Staff-level.

By: Lee Bressler

Second: Ayo Love

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd

Opposed:

Comments: Susan Johnson spoke against this application

### IX. Old Business Retention Applications

A. 3704 Coliseum St.

Application: Retention of demolition of a Contributing rated, one-story accessory structure to grade in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of demolition to grade without a Certificate of Appropriateness and to levy a fine of \$3,000 for the unpermitted demolition.

By: Stephanie Bruno

Second: Lee Bressler

Result: Passed

In favor: Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Lee Bressler, Annie Clark, Stephanie Bruno, Greg Hackenberg, Jennifer Greene

Opposed: Anne Redd

Comments: Marilyn Wohlstadt spoke in favor of this application, Susan Johnson spoke against it

### X. New Business Retention Applications

A. 538-540 Philip St.

Application: Retention of removal of a chimney at a Contributing rated, one-story, single-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of the removal of the front chimney.

By: Greg Hackenberg

Second: Jason King

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd

Opposed:

B. 4115 Royal St.

Application: Retention of removal of existing windows and installation of inappropriate windows at a Contributing rated, one-story, single family residential building in deviation of a Certificate of Appropriateness.

Motion: Deny the application for retention of the removal of existing wood windows and installation of inappropriate vinyl windows. The Commission agreed that HDLC approved windows should be installed. The Commission voted to deny the removal of gutters and downspouts. At the meeting it was acknowledged that gutters and downspouts will be installed at the building. The Commission voted to approve the restructuring of the left-side elevation entry doorway.

By: Lee Bressler

Second: Annie Clark

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd

Opposed:

C. 801 Jackson Ave.

Application: Retention of the removal of a rear door and transom and installation of inappropriate window, the removal of a first story rear door, the installation of visible mechanical equipment and conduit at rear elevation, and the installation of an inappropriate exterior light fixture at the corner entry at a Contributing rated, two-story, single-family residential building in deviation of a Certificate of Appropriateness

Motion: Deny the retention application for the removal of an existing door and transom and the installation of an inappropriate vinyl window. The Commission agreed that a door must be reinstalled at that location. The door could be a non-functioning entry but must match the existing door in size, dimension, detailing, and material. The Commission voted to deny the retention of the light fixture at the corner entry. The Commission voted to approve the installation of visible mechanical equipment and associated conduit at the rear of the building as well as the removal of divided lite doors and installation of four panel wood doors. No work to the building shall take place prior to the issuance of a Certificate of Appropriateness (CofA).

By: Jennifer Greene

Second: Greg Hackenberg

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd

Opposed:

D. 1517 Euterpe St.

Application: Retention of removal of left and right-side rear balconies, removal of second story additions, and removal of existing windows and installation of inappropriate windows at rear of building at a Contributing rated, two-story, two-family residential building without a Certificate of Appropriateness.

Motion: Defer action on the application for 60 days (2 meetings) to allow the applicant to tent the building for termite remediation as well as securely board windows and doors.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee

Bressler, Annie Clark, Jennifer Greene, Anne Redd  
Opposed:

E. 3000 S Carrollton Ave.

Application: This application was withdrawn

F. 2510 Gravier St.

Application: Retention of demolition of Non-Contributing rated, one-story, multi-family residential building to grade without a Certificate of Appropriateness.

Motion: Approve the retroactive demolition application for the building at 2510 Gravier Street. The Commission decided not to levy a fine as the demolition did not occur under the current ownership. An HDLC Certificate of Appropriateness (CofA) has been included for the retroactive approval of the demolition.

By: Annie Clark

Second: Jason King

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd

Opposed:

G. 1100 Elysian Fields Ave.

Application: Retention of visually prominent roof-mounted HVAC equipment installed at a noncontributing rated, one-story commercial building without a Certificate of Appropriateness.

Motion: Deny the request for retention of roof-mounted HVAC units and to deny the request for retention of the metal façade canopy as-installed. The Commission also recommended the applicant work with the Architectural Review Committee (ARC) and Staff to develop and appropriate parapet/screening strategy to help reduce the overall visibility of the HVAC units on the roof from the surrounding area.

By: Donna Wakeman

Second: Ayo Love

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene, Anne Redd

Opposed:

Comments:

H. 1437 St Andrew St.

Application: This application was withdrawn.

I. 2220 Broadway St.

Application: Retention of demolition of more than 25% of the primary facade on a Contributing rated, two-story, multi-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of partial façade demolition without a Certificate of Appropriateness and to levy a fine of \$21,690.00 for the unpermitted demolition.

By: Donna Wakeman

Second: Greg Hackenberg

Result: Passed

In favor: Greg Hackenberg, Heather Szapary, Donna Wakeman, Jennie Cannon West, Ayo Love, Annie Clark, Jennifer Greene, Anne Redd

Opposed: Stephanie Bruno, Jason King, Lee Bressler

Comments: Susan Johnson spoke against this application.

**XI. Ratification of Architectural Review Committee and Staff Actions since the December 7<sup>th</sup>, 2022, Meeting.**

Motion: Approve the ratification of the ARC and Staff Actions since the December 7<sup>th</sup>, 2022, meeting.

By: Greg Hackenberg

Second: Jason King

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Jennie Cannon West, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Jennifer Greene

Opposed:

## **XII. HDLC REPORTS AND COMMUNICATIONS**

There being no further business to discuss, the meeting was adjourned.