

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: May 3rd, 2023

Location: Conference Room A, 1300 Perdido Street, 7th Floor

Called to order: 1:30 p.m.

Commissioners present: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Commissioners arriving after beginning of the meeting:

Commissioners absent: Ayo Love. Greg Hackenberg

I. Roll Call

II. Minutes of the April 5th, 2023, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Anne Redd

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

III. CLG Review of Lincoln Beach, 13835 Hayne Boulevard, and 14000 Hayne Boulevard

Motion: Recommend Lincoln Beach be listed on the National Register of Historic Places.

By: Annie Clark

Second: Jennifer Greene

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

Comments: Nathan Lott spoke in favor of this application.

IV. CLG Review of Hollygrove Historic District

Motion: Recommend the designation of Hollygrove as a National Historic District.

By: Anne Redd

Second: Jason King

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

Comments: Susan Johnson spoke in favor of this nomination

V. Consent Agenda

Motion: Approve the Consent agenda.

By: Annie Clark

Second: Tim Lupin

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

Comments: Susan Johnson spoke regarding **919 Webster St.**

VI. New Business Work Applications

A. 2836-2842 La Salle St.

Application: Changes to previously approved renovation of a Landmark commercial building including the installation of a new kitchen hood vent.

Motion: Grant conceptual approval of the changes, as proposed, with the details to be worked out at the staff level.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

B. 437 Bermuda St.

Application: Remove existing shingle roof and ridge tiles and install standing seam metal roofing at a Contributing rated, one-story, single-family residential building

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

By: Shawanda Poree

Second: Jason King

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

VII. Old Business Demolition Applications

A. 1492 Moss St.

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

Motion: Defer action on this application until the next Commission meeting so that revised drawings showing the floor plan and elevations of the building and addition can be submitted for review.

By: Jason King

Second: Lee Bressler

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed: Susan Johnson spoke regarding this application.

B. 431 Henry Clay Ave.

Application: This application was withdrawn.

C. 39-41 Allard Blvd.

Application: Demolition of more than 50% of the exterior wall structure through the increase in height of a Contributing rated, one and a half story, two-family residential building.

Motion: Deny the application for demolition of more than 50% of the exterior wall structure through the increase in height.

By: Jason King
Second: Tim Lupin
Result: Passed
In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin
Opposed:

VIII. New Business Demolition Applications

- A. 720 Moss St.
Application: Demolition of more than 50% of the existing wall structure through raising a Contributing rated, one-story, single-family residential building.
Motion: Deny the application for demolition of more than 50% of the existing wall structure through raising.
By: Jason King
Second: Annie Clark
Result: Passed
In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin
Opposed:
Comments: Nick Gardner spoke in favor of this application; Susan Johnson spoke against it.
- B. 7417 Burthe St.
Application: Demolition of more than 50% of exterior wall structure for renovation and construction of a new addition at a Contributing rated, one-story, three-family residential building.
Motion: Grant conceptual approval with the details to be worked out at staff level, provided that the applicant communicates with HDLC Staff if it becomes necessary or desired for any additional demolition to occur outside of the areas currently factored into the HDLC's current demolition calculation (as pictured in Commission PSR).
By: Lee Bressler
Second: Annie Clark
Result: Passed
In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin
Opposed:
Comments: Susan Johnson, representing the Town of Carrollton Watch, spoke against this application.
- C. 916 Foucher St.
Application: Renovation of a camel back and demolition of more than 50% of the wall structure of a Contributing (but altered), three-family residential building.
Motion: Grant conceptual approval with the details to be worked out at the Staff level.
By: Tim Lupin
Second: Jason King
Result: Passed
In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin
Opposed:
Comments: Silas Cunningham spoke regarding this application.
- D. 1100 Elysian Fields Ave.
Application: Demolition of a Non-Contributing rated, one-story commercial building fronting Frenchmen Street to grade for redevelopment of area for additional parking.
Motion: Approve the application for demolition to grade based on the Non-Contributing rating of the building and because staff approvable redevelopment plans have been submitted.

By: Jason King

Second: Anne Redd

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

IX. New Business Retention Applications

A. 1716-1722 S Rampart St.

Application: Retention of modifications to Landmark, multi-family residential building including new screened in rear porch.

Motion: Grant the retention of the previously approved renovation including the entablature and gallery at the front façade. Deny the application for retention of the screened in porch and second-floor deck at the rear of the building.

By: Jennifer Greene

Second: Tim Lupin

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

B. 813 Seventh St.

Application: Retention of the replacement of slate shingles and ridge tiles with new asphalt shingle roof at a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Grant the application for retention of the removal of the slate and replacement with architectural shingles.

By: Anne Redd

Second: Jason King

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

C. 5640 Burgundy St.

Application: Retention of installation of new 600 SF right-side canopy and new 500 SF rear covered porch, installation of inappropriate balcony handrails, newel posts and flashing, and removal of a rear window opening at a Contributing rated, two-story, commercial building in deviation of a Certificate of Appropriateness.

Motion: Defer action on this application until the next Commission meeting so that the applicant has additional time to work with staff on these retention items, as per their request.

By: Tim Lupin

Second: Jason King

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

D. 2818 N Rampart St.

Application: Retention of installation of inappropriate garage door at Non-Contributing rated, accessory workshop building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of the garage door as installed.

By: Jason King

Second: Anne Redd

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

E. 933 Verret St.

Application: Retention of removal existing windows and installation of inappropriate windows, removal of ridge tiles, installation of inappropriate woodgrain Hardie siding, installation of inappropriate Hardie trim, fascia, soffit, and skirt board, removal of brackets, and installation of inappropriate transom bar at a Contributing rated, one-story, single-family, residential building without a Certificate of Appropriateness.

Motion: Deny the application for retention of the removal of existing windows and installation of inappropriate windows, removal of ridge tiles, installation of wood grained Hardie Plank siding at the front façade, installation of inappropriate Hardie Plank trim, fascia, soffit, and skirt board, removal of brackets, installation of inappropriate transom bar, and change in plane of the existing exterior walls. The Commission voted to approve retention of wood grained Hardie Plank siding at side elevations.

By: Shawanda Poree

Second: Jennifer Greene

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

F. 801 Belleville St.

Application: Retention of inappropriate wood balustrade at front gallery of Contributing rated, two-story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Deny the application for retention of inappropriate wood balustrade at front gallery of the building.

By: Shawanda Poree

Second: Jennifer Greene

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

G. 425-427 Eliza St.

Application: Retention of removal of existing side elevation windows, installation of inappropriate flush-mounted vinyl windows, inappropriate siding infill between piers at raised basement area, removal of front façade doors, sidelites, and transoms, and installation of inappropriate doors, sidelites, and transoms at a Contributing rated, raised basement, single-family residential building without a Certificate of Appropriateness.

Motion: Defer the application for retention at the request of the property owner.

By: Shawanda Poree

Second: Tim Lupin

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd, Shawanda Poree, Tim Lupin

Opposed:

X. **Ratification of Architectural Review Committee and Staff Actions since the April 5th, 2023, Meeting.**

Motion: Approve the ratification of the ARC and Staff Actions since the April 5th, 2023, meeting.

By: Anne Redd

Second: Annie Clark

Result: Passed

In favor: Lee Bressler, Jennie Cannon West, Annie Clark, Jennifer Greene, Jason King, Anne Redd,
Shawanda Poree, Tim Lupin

Opposed:

XI. HDLC REPORTS AND COMMUNICATIONS

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