

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: January 3, 2024

Location: City Council Chamber, 1300 Perdido Street

Called to order: 1:30 p.m.

Commissioners present: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd

Commissioners arriving after beginning of the meeting:

Commissioners absent: Annie Clark, Jason King, Tim Lupin, Shawanda Poree

I. Minutes of the Wednesday, December 6th, 2023, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd

Opposed:

Comments:

II. Consent Agenda

A. Motion: Suspend the rules and remove item D to the regular agenda

By: Ross Karsen

Second: Anne Redd

Result: Passed

In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd

Opposed:

Comments:

B. Motion: Remove 2242 Saint Claude Avenue From the Consent agenda and place it on the regular agenda.

By: Jennifer Greene

Second: Ross Karsen

Result: Passed

In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd

Opposed:

Comments:

C. Motion: Reinstate the rules

By: Jennifer Greene

Second: Ross Karsen

Result: Passed

In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd

Opposed:

Comments:

- D. Motion: Approve the Consent Agenda
By: Greg Hackenberg
Second: Lee Bressler
Result: Passed
In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd
Opposed:
Comments:

III. Regular Agenda

- A. 2242 Saint Claude Ave.
Application: New construction of a 4,880 SF two-story, commercial building with occupied roof terrace on a vacant lot.
Motion: Grant conceptual approval of the proposed massing with the final details, including the articulation of the St. Claude elevation, to return for additional ARC review once all other necessary waivers and variances have been obtained. This approval includes the proviso that if substantial design changes are necessary (such as for off-street parking or to raise the building foundation), this will necessitate the need for an additional conceptual approval from the full Commission.
By: Ross Karsen
Second: Greg Hackenberg
Result: Passed
In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd
Opposed:
Comments:

IV. Old Business Work Applications

- A. 2632 Lapeyrouse St.
Application: Install solar panels at a Landmark, 1-1/2 story, multi-family residential building.
Motion: Approve the application.
By: Lee Bressler
Second: Greg Hackenberg
Result: Passed
In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd
Opposed:
Comments:

V. New Business Work Applications

- A. 1200 Piety St.
Application: Installation of highly visible roof mounted solar equipment at a street-facing roof slope at a Contributing, single-family residential building.
Motion: Deny the application for solar installation at the Marais street facing roof slope.
By: Ross Karsen
Second: Jennifer Greene
Result: Passed
In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd
Opposed:
Comments:

B. 1914 Esplanade Ave.

Application: Renovation of enclosed porches at left side and rear elevations at a Significant-rated two-story, single-family residential building. Appeal of ARC recommendation for Bayou Road facing elevation.

Motion: Defer the appeal of the ARC recommendation back to the ARC for further clarification regarding the trim and columns at the Bayou Road facing enclosed porch.

By: Greg Hackenburg

Second: Jennifer Greene

Result: Passed

In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd

Opposed:

Comments:

VI. Old Business Demolition Applications

A. 2502 Jefferson Ave.

Application: Demolition of a Contributing rated, raised basement, two family building to grade.

Motion: Defer

By: Lee Bressler

Second: Jennifer Greene

Result: Passed

In favor: Anne Redd, Lee Bressler, Ross Karsen, Jenifer Greene, Greg Hackenberg, Jennie West

Opposed:

Comments:

VII. New Business Demolition Applications

A. 2931 Saint Ann St.

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

Motion: Denial of demolition to grade but approval of demolition of rear portion of structure, provided that demolition begins at least three original rooms back from the front wall of the building.

By: Lee Bressler

Second: Anne Redd

Result: Passed

In favor: Anne Redd, Lee Bressler, Ross Karsen, Jenifer Greene, Greg Hackenberg, Jennie West

Opposed:

Comments:

B. 3500 S Robertson St.

Application: Demolition of a Non-Contributing rated, multi-family building to grade.

Motion: Approve

By: Lee Bressler

Second: Jenifer Greene

Result: Passed

In favor: Anne Redd, Lee Bressler, Ross Karsen, Jenifer Greene, Greg Hackenberg, Jennie West

Opposed:

Comments:

C. 7104 Coliseum St

Motion: Application was removed from agenda. Item was not heard.

D. 1331 Nashville Ave.

Application: Demolition of more than 25% of the primary facade of a Contributing rated, one-story, single-

family residential building.

Motion: Denial

By: Jenifer Greene

Second: Lee Bressler

Result: No Action

In favor: Anne Redd, Lee Bressler, Jenifer Greene, Greg Hackenberg, Jennie West

Opposed: Ross Karsen

Comments:

E. 5520 Loyola Ave.

Application: Demolition of more than 25% of the primary facade of a Contributing rated, two-story, multi-family residential building.

Motion: Approval

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Anne Redd, Lee Bressler, Ross Karsen, Jenifer Greene, Greg Hackenberg, Jennie West

Opposed:

Comments:

F. 4917 Carondelet St.

Application: Demolition of more than 50% of the roof structure of a Contributing rated, one-story, single-family residential building.

Motion: Approve

By: Ross Karsen

Second: Lee Bressler

Result: Passed

In favor: Anne Redd, Lee Bressler, Ross Karsen, Jenifer Greene, Greg Hackenberg, Jennie West

Opposed:

Comments: Without proviso of the dormer removal.

VIII. New Business Retention Applications

A. 302 Olivier St.

Application: Retention of inappropriate windows and trim at left and right-side elevations, Hardie trim and cladding at front porch columns, and non-installation of transom windows at right-side elevation doors at a Contributing rated, two-story, mixed-use building in deviation of a Certificate of Appropriateness.

Motion: Approve the retention of the new wood windows at left and right side elevations, approve the retention of the non-installed transoms over first-story right-side elevation doors, and deny the retention of Hardie Plank trim and cladding at the front façade double gallery porch.

By: Lee Bressler

Second: Greg Hackenburg

Result: Passed

In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd

Opposed:

Comments:

B. 541 Bermuda St.

Motion: Application was removed from agenda. Item was not heard.

C. 3513 Chartres St.

Motion: Application was removed from agenda. Item was not heard.

- D. 3517 Chartres St.
Motion: Application was removed from agenda. Item was not heard.
- E. 3521 Chartres St.
Motion: Application was removed from agenda. Item was not heard.
Comments:
- F. 244 Olivier St, 600-604 Pelican Ave.
Application: Retention of excessive exterior wall demolition less than 50% at a Contributing rated, multi-family residential building in deviation of Certificate of Appropriateness.
Motion: Approve the retention of the excessive wall demolition less than 50% of the entire wall structure.
By: Lee Bressler
Second: Ross Karsen
Result: Passed
In favor: Lee Bressler, Ross Karsen, Greg Hackenberg, Jennie Cannon West, Jennifer Greene, Anne Redd
Opposed:
Comments:
- G. 1426 Saint Bernard Ave.
Application: Retention of removal of gutters and downspouts at a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.
Motion: Deny the retention of the removal of gutters and downspouts from the building.
By: Anne Redd
Second: Lee Bressler
Result: Passed
In favor: Anne Redd, Lee Bressler, Ross Karsen, Jenifer Greene, Greg Hackenberg, Jennie West
Opposed:
Comments:
- H. 5012 Dauphine St.
Application: Retention of modifications to historic cast iron fence at a Contributing rated, single-family building without a Certificate of Appropriateness.
Motion: Approve retention of the modified layout and of the retention of the finials. Deny the retention of the hollow square posts.
By: Ross Karsen
Second: Lee Bressler
Result: Passed
In favor: Anne Redd, Lee Bressler, Ross Karsen, Jenifer Greene, Greg Hackenberg, Jennie West
Opposed:
Comments: Applicant should work with Staff to determine acceptable modification or replacement of square, hollow posts.
- I. 2413-2415 Burgundy St.
Application: Retention of removal of five (5) masonry chimneys from roof of existing Contributing rated one-story, two-family residential building without a Certificate of Appropriateness.
Motion: Approve the request for retention of removal of five (5) masonry chimneys without a CofA.
By: Greg Hackenberg
Second: Ross Karsen
Result: Passed
In favor: Anne Redd, Lee Bressler, Ross Karsen, Jenifer Greene, Greg Hackenberg, Jennie West
Opposed:
Comments:

J. 1517 General Ogden St.

Application: Retention of the demolition of a Contributing rated, single-family building in deviation of a Certificate of Appropriateness.

Motion: Approve with a \$5000 fine.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Anne Redd, Lee Bressler, Ross Karsen, Jenifer Greene, Greg Hackenberg, Jennie West

Opposed:

Comments:

IX. **Ratification of Architectural Committee and Staff Actions since the Wednesday, December 6th, 2023, meeting.**

Motion: Approve the ratification of Architectural Committee and Staff actions since the Wednesday, December 6th, 2023, meeting.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Anne Redd, Lee Bressler, Ross Karsen, Jenifer Greene, Greg Hackenberg, Jennie West

Opposed:

Comments: