

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: July 7, 2021

Location: Zoom Teleconference

Called to order: 1:30 p.m.

Commissioners present: Anne Redd, Jesse LeBlanc, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Commissioners arriving after beginning of the meeting: Greg Hackenberg

Commissioners absent: Annie Cambria, Ed DeMontluzin, Heather Szapary

**I. Minutes of the June 2, 2021 meeting**

Motion: Approve the minutes.

By: Lee Bressler

Second: Jennifer Greene

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King

Opposed:

Comments:

**II. Election of Chair**

Motion: Elect Jesse LeBlanc as Chair.

By: Greg Hackenberg

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

**III. Election of Vice-Chair**

Motion: Elect Greg Hackenberg as Vice-Chair.

By: Jason King

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

**IV. Appointment of ARC Members**

Motion: Appoint nominated ARC members.

By: Donna Wakeman

Second: Ayo Love

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie

West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

**V. Review of CLG Nomination to the National Register of Historic Places of 2621 General Meyer Avenue**

Motion: Recommend nomination of 2621 General Meyer Avenue to the NRHP.

By: Lee Bressler

Second: Jennifer Greene

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

**VI. Landmark Nominations**

**A. 2431-33 S Robertson St**

Application: Landmark Nomination of 2431 - 2433 S. Robertson Street, owner-nominated.

Motion: Nominate 2431-33 S. Robertson St. for study as a local historic Landmark.

By: Stephanie Bruno

Second: Calvin Alexander

Third: Donna Wakeman

Result: Passed

Opposed:

Comments:

**B. 2413-15 S Robertson St**

Application: Landmark Nomination of 2413- 2415 S. Robertson Street, owner-nominated.

Motion: Nominate 2413-15 S. Robertson St. for study as a local historic Landmark.

By: Jennifer Greene

Second: Ayo Love

Third: Calvin Alexander

Result: Passed

Opposed:

Comments:

**VII. Consent Agenda**

Motion: Suspend the rules and move item C, 1232 St. Bernard Avenue, to the regular agenda for discussion.

By: Ayo Love

Second: Anne Redd

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

Motion: Approve the Consent Agenda, excepting item C, 1232 St. Bernard Ave.

By: Ayo Love

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments: Greg Hackenberg recused himself.

### VIII. New Business Work Applications

A. 1232 St Bernard Ave

Application: New construction of a two-story, single-family residential building with a third-floor roof deck.

Motion: Defer the application to allow the applicant to meet with the Architectural Review Committee to discuss the massing changes of the third-floor.

By: Ayo Love

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

B. 815-817 N Robertson St

Application: Removal of existing slate roof on a contributing, two-story, two-family residential building.

Motion: Approve the application for the removal of the slate shingles.

By: Ayo Love

Second: Donna Wakeman

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

C. 4219 Constance St

Application: Installation of temporary prefabricated modular classroom building on Landmark property.

Motion: Approve the installation of the prefabricated classroom trailers for a period not to exceed two years, with no extensions to be granted. The trailers are to be installed in the alternate location as proposed by the staff or to be shifted as close to the Millan St. side of the property as the CZO will allow.

By: Stephanie Bruno

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

D. 6000 Dauphine St

Application: Installation of solar panels on street-facing elevation of contributing one-story, two-family residential building.

Motion: Approve the application for solar panel installation as per the submitted panel layout diagram.

By: Calvin Alexander

Second: Donna Wakemen

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

## **IX. Old Business Demolition Applications**

### **A. 1331 First St**

Application: Demolition of more than 50% of the roof structure of a significant rated, two-story, single-family residential building for a third-floor addition.

Motion: Deny the application for partial roof demolition due to the building's significant rating, the proposal's inconsistency with the Design Guidelines for rooftop additions, and because the proposed addition entails the removal of a radical amount of the original roof structure and would negatively impact the perceived scale, massing and roof form of the existing historic structure from the public right of way.

By: Anne Redd

Second: Donna Wakemen

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

### **B. 917 Verret St**

Application: Code Enforcement demolition of two-story residential building.

Motion: Defer action on this application for 30 days, during which time the property owner is to obtain a Certificate of Appropriateness and building permit to begin the renovation.

By: Calvin Alexander

Second: Donna Wakeman

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

## **X. New Business Demolition Applications**

### **A. 2913-15 Amelia St**

Application: Demolition of more than 50% of the roof structure of existing one-story, two-family residential building for a new camelback addition.

Motion: Approve the application for partial roof demolition.

By: Stephanie Bruno

Second: Jason King

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

### **B. 300 Lowerline St**

Application: Demolition of more than 50% of the roof on a one-story, single-family residential building to construct a camelback addition.

Motion: Approve the application for partial demolition.

By: Lee Bressler

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie

West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg  
Opposed:  
Comments:

## **XI. Old Business Retention Applications**

### **A. 1503 Tchoupitoulas St**

Application: Retention of modifications to first floor entries, including new door and transom on right side and creation of shuttered alcove at left side, and installation of Bermuda shutters at second floor completed without a CofA.

Motion: Defer action on this application until the next Commission hearing per the applicant's request.

By: Greg Hackenberg

Second: Anne Redd

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

## **XII. New Business Retention Applications**

### **A. 900 Philip St**

Application: Retention of replacement of wood windows with a single sheet of glass without a Certificate of Appropriateness.

Motion: Grant the retention, provided that when the windows need replacement, that they are replaced with more appropriate HDLC approved windows.

By: Greg Hackenberg

Second: Calvin Alexander

Result: Withdrawn

In favor:

Opposed:

Comments: The Commissioners expressed concern about the corrugated plastic siding installed on the left side of the house, which was not on the agenda for this meeting, but was recommended for conceptual approval by the ARC at the June 15, 2021 meeting.

Motion: Defer the application, to allow the staff to include the corrugated plastic siding, along with the windows, on the next agenda.

By: Lee Bressler

Second: Jennifer Greene

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

### **B. 609-11 Pacific Ave**

Application: Retention of replacement of historic wood windows with inappropriate internal muntin vinyl windows, and request to replace remaining historic wood window with new vinyl window to match others.

Motion: Approve the application for retention of the vinyl windows, on the condition that external muntin grids and/or full wood screens be installed at the discretion of the staff. Replacement of the remaining wood window at the left side also to be determined by the staff. Corrections to be completed within nine months.

By: Calvin Alexander

Second: Lee Bressler

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

C. 624-26 Ninth St

Application: Retention of window on left side of house installed in deviation of CofA.

Motion: Grant the retention.

By: Greg Hackenberg

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

D. 701 S Carrollton Ave

Application: Retention of demolition of an existing single-story schoolhouse building on a Landmark site.

Motion: Deny retention of demolition and levy the maximum fine of \$10,000.

By: Lee Bressler

Second: Jason King

Result: Failed

In favor: Stephanie Bruno, Annie Cambria, Lee Bressler, Jason King

Opposed: Emilie Bahr, Calvin Alexander, Donna Wakeman, Greg Hackenberg, Jennie West, Ayo Love, Jennifer Greene

Comments:

Application: Retention of demolition of an existing single-story schoolhouse building on a Landmark site.

Motion: Approve retention of demolition and levy the maximum fine of \$10,000.

By: Greg Hackenberg

Second: Jennie West

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

E. 4514 St Claude Ave

Application: Retention of modification of rear camelback roof height and slope without a Certificate of Appropriateness.

Motion: Approve the application for retention of modification of rear camelback roof height and slope without a Certificate of Appropriateness and to levy a fine of \$1,500 for the unpermitted roof demolition.

By: Jennie West

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Emilie Bahr, Jason King, Greg Hackenberg

Opposed: Stephanie Bruno

Comments:

F. 627 Gordon St

Application: Retention of installation of inappropriate flush-mounted vinyl windows with apron trim, front entry transom and Hardie panel building apron in deviation of a Certificate of Appropriateness.

Motion: Defer action on this application for 60 days so that the applicant can work with HDLC Staff to resolve the remaining failed final inspection items.

By: Calvin Alexander

Second: Donna Wakemen

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments:

**XIII. Ratification of Architectural Committee and Staff Actions since the Wednesday, June 2, 2021 Meeting.**

Motion: Ratify the ARC and Staff actions since the Wednesday, June 2, 2021 meeting.

By: Donna Wakeman

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Jennifer Greene, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Jennie West, Stephanie Bruno, Emilie Bahr, Jason King, Greg Hackenberg

Opposed:

Comments: