

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: August 4, 2021

Location: Zoom Teleconference

Called to order: 1:30 p.m.

Commissioners present: Anne Redd, Jesse LeBlanc, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King

Commissioners arriving after beginning of the meeting: Stephanie Bruno, Jennie West

Commissioners absent: Emilie Bahr

I. Minutes of the July 7, 2021 meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Jennifer Greene

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King

Opposed:

Comments:

II. CLG Review of National Register Nomination of McDonoghville

Motion: Support nomination of McDonoghville as a National Register District, provided it does not preclude changing the name of the district in future.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King

Opposed:

Comments:

III. Consent Agenda

Motion: Approve the Consent Agenda

By: Calvin Alexander

Second: Ayo Love

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Jennie West

Opposed:

Comments: Edward Dosky Spoke regarding 825 St. Roch Avenue and Stephen Armbruster spoke regarding 1934 Marengo.

IV. New Business Work Applications

A. 1315 Jackson Ave

Application: Removal of existing historic brick wall for installation of new artificial turf field.

Motion: Approve the removal of the brick wall as proposed.

By: Anne Redd

Second: Donna Wakeman

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Jennie West

Opposed:

Comments:

B. 2427 Laurel St

Application: Remove existing brick chimney at a contributing, two-story, single-family residential building.

Motion: Approve the removal of the interior chimney stack and fireplace and retain the existing chimney above the roofline.

By: Greg Hackenberg

Second: Ed deMontluzin

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Jennie West

Opposed:

Comments:

V. Old Business Demolition Applications

A. 917 Verret St

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

Motion: Defer review for an additional 30 days to allow the property owner to continue working on the necessary steps to obtain the renovation permit, with the proviso that an interior inspection of the property must be completed before the next meeting.

By: Heather Szapary

Second: Jason King

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Jennie west

Opposed:

Comments: This item was deferred until the end of the agenda to allow the staff to contact the applicant and see if they could attend later in the meeting.

VI. New Business Demolition Applications

A. 600 Peniston St

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

Motion: Approve the application for demolition to grade.

By: Stephanie Bruno

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West

Opposed:

Comments:

- B. 4068 Tulane Ave
Application: Demolition of a non-contributing, one-story, commercial building to grade.
Motion: Approval of demolition application.
By: Annie Cambria
Second: Lee Bressler
Result: Approved
In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West
Opposed:
Comments:
- C. 1935 Valence St
Application: Demolition of existing non-contributing one-story, single-family residential building to grade.
Motion: Approve the application for demolition to grade.
By: Anne Redd
Second: Calvin Alexander
Result: Passed
In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West
Opposed:
Comments:
- D. 1441 State St
Application: Demolition of existing non-contributing one-story, single-family residential building to grade.
Motion: Approve the application for demolition to grade.
By: Donna Wakeman
Second: Ayo Love
Result: Passed
In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West
Opposed:
Comments:
- E. 900 Aline St
Application: Demolition of existing non-contributing one-story, multi-family residential building to grade.
Motion: Approve the application for demolition to grade.
By: Lee Bressler
Second: Donna Wakeman
Result: Passed
In favor: Anne Redd, Ed deMontluzin, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West
Opposed:
Comments: Greg Hackenberg recused himself. Adam Kelly and Debby Pigman commented on the demolition.
- F. 901 Foucher St
Application: Demolition of existing non-contributing one-story, multi-family residential building to grade.
Motion: Approve the application for demolition to grade.
By: Lee Bressler
Second: Ayo Love
Result: Passed
In favor: Anne Redd, Ed deMontluzin, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo

Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West

Opposed:

Comments: Greg Hackenberg recused himself. Adam Kelly and Debby Pigman commented on the demolition.

G. 909 Foucher St

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

Motion: Approve the application for demolition to grade.

By: Ayo Love

Second: Donna Wakeman

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West

Opposed:

Comments: Greg Hackenberg recused himself. Adam Kelly, Debby Pigman, Susan Johnson and Nicki Zlwainski spoke in opposition to the demolition.

VII. Old Business Retention Applications

A. 900 Philip St

Application: Retention of the renovation of a contributing accessory building, including the installation of plastic corrugated siding at left elevation and windows at the front.

Motion: Grant the retention, provided that when the windows on the front facade need replacement that they are replaced with HDLC approved wood windows.

By: Greg Hackenberg

Second: Annie Cambria

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King

Opposed:

Comments: Susannah Kerry, Chris Marshall, Craig Magnum and Marsha Walley spoke in favor of the application.

B. 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: Deny retention of the Bermuda shutters, but allow until the end of hurricane season (November) to remove them. Deny retention of the transom at the right-hand side but allow retention of the new door; the transom must be replaced with an appropriate transom approved by the HDLC. Deny retention of the removal of the door and transom at the left-hand side; the door and transom must be reinstalled to match the right-hand side (with the correct transom style as noted). The shutters may remain if they are moved outward to the correct location, and the alcove may be retained on the interior.

By: Greg Hackenberg

Second: Donna Wakeman

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King

Opposed:

Comments:

VIII. New Business Retention Applications

A. 1451 N Rampart St

Application: Retention of demolition of existing non-contributing one-story, commercial building to grade without a Certificate of Appropriateness.

Motion: Approve the application for retention of demolition without a Certificate of Appropriateness and to levy a fine of \$2,000 for the unpermitted demolition.

By: Donna Wakeman

Second: Greg Hackenberg

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West

Opposed:

Comments: Susan Johnson spoke on the application.

B. 339 Pelican Ave

Application: Retention of removal of historic brick chimney.

Motion: To deny the retention of the removal of the historic brick chimney and that it be reconstructed.

By: Heather Szapary

Second: Jason King

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Ayo Love, Donna Wakeman, Annie Cambria, Jason King.

Opposed: Lee Bressler and Calvin Alexander.

Comments: Commissioners Bressler and Alexander opposed based on the fact that the base of the chimney no longer remains.

C. 825 Pleasant St

Application: Retention of one, inappropriate, flush-mount window installed in deviation of a Certificate of Appropriateness.

Motion: Grant the retention, provided that when the window needs to be replaced it will be replaced with an HDLC approved, recess-mounted window.

By: Lee Bressler

Second: Calvin Alexander

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King

Opposed:

Comments:

D. 4016 Royal St

Application: Retention of visually obtrusive HVAC mini-split system and conduit installed at right side of existing contributing one-story, two-family residential building without a Certificate of Appropriateness.

Motion: Deny the application for retention of the wall mounted mini-split system and conduit on the right-side elevation because the applicant did not consult with HDLC Staff in advance of the work, a building permit and CofA were not issued, and because the openness of the adjacent lot results in a highly visually obtrusive condition.

By: Jennie West

Second: Donna Wakeman

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander,

Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West
Opposed:
Comments:

E. 3500 St Claude Ave

Application: Retention of modifications to cooling tower in deviation of CofA.

Motion: Approve retention of the modifications to the cooling tower height and orientation, with the proviso that fast-growing trees must be planted both on the property and along the street to minimize visibility of the tower. The applicant is to work with staff and a landscape architect to determine the type of tree and placement that will provide the best coverage in the least amount of time and present a proposed landscape plan for final review and approval. Permanent irrigation systems must also be provided to the trees. No Certificate of Occupancy will be granted until the above requirements have been met and the landscaping and irrigation systems are in place.

By: Jennie West

Second: Ayo Love

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West

Opposed:

Comments:

F. 1216-20 St Andrew St

Application: Retention of solar panels installed in deviation of CofA.

Motion: Deny retention of the modifications to the approved panel layout as installed. The applicant may work with staff to determine a more appropriate layout.

By: Ed DeMontluzin

Second: Jason King

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West

Opposed:

Comments:

IX. Ratification of Architectural Committee and Staff Actions since the Wednesday, August 4, 2021 Meeting.

Motion: Approve the Staff Actions since the Wednesday, August 4, 2021 meeting.

By: Heather Szapary

Second: Jennifer Greene

Result: Passed

In favor: Anne Redd, Ed deMontluzin, Greg Hackenberg, Jennifer Greene, Heather Szapary, Calvin Alexander, Lee Bressler, Ayo Love, Donna Wakeman, Annie Cambria, Jason King, Stephanie Bruno, Jennie West

Opposed:

Comments:

X. HDLC Reports and Communications

Eleanor Burke reported on the status of the Illegal Demolition Fine initiative. Bryan Block reported on the Budget process.