

New Orleans Historic District Landmarks Commission  
Meeting Minutes

Date: January 5, 2022

Location: Zoom Teleconference

Called to order: 1:30 p.m.

Commissioners present: Jesse LeBlanc, Ayo Love, Calvin Alexander, Jason King, Heather Szapary, Emilie Bahr, Lee Bressler, Stephanie Bruno

Commissioners arriving after beginning of the meeting: Anne Redd, Greg Hackenberg, Jennie West, Donna Wakeman, Jennifer Greene, Annie Cambria

Commissioners absent:

**I. Minutes of the December 8, 2021 meeting**

Motion: Approve the minutes.

By: Lee Bressler

Second: Jennifer Greene

Result: Passed

In favor:

Opposed:

Comments:

**II. Landmark nomination of 500 Louisiana Ave, 3530 Tchoupitoulas St**

Motion: Nominate 500 Louisiana Avenue, 3530 Tchoupitoulas Street for study as an individually-designated Landmark.

By: Donna Wakeman

Second: Lee Bressler

Third: Stephanie Bruno

Result: Passed

Comments:

**III. Consent Agenda**

Motion: Approve the Consent Agenda

By: Calvin Alexander

Second: Donna Wakeman

Result: Passed

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

Opposed: Stephanie Bruno

Comments:

**IV. Old Business Work Applications**

A. 1531 Governor Nicholls St

Application: Rereview of renovation and two-story addition at a two-story, two-family residential building, per Commission.

Motion: Conceptual approval of the application.

By: Ayo Love

Second: Calvin Alexander

Result: Passed

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

Opposed: Stephanie Bruno

Comments: Stephanie Bruno brought up concerns about the massing of the new addition and whether or not the addition was contextual within the neighborhood. Several neighbors spoke in opposition to the application.

## V. **New Business Work Applications**

### B. 840 Piety St

Application: Installation of new decorative stone at base of one-story commercial building.

Motion: Deferral of application to allow for a mock up of proposed stone on site and a site visit with Staff and Commissioners.

By: Jennie West

Second: Donna Wakeman

Result: Passed

In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria

Opposed:

Comments:

### C. 3148 Dauphine St

Application: Installation of visually prominent roof-mounted solar collector equipment at one-story single-family residential building.

Motion: Conceptual approval of application with details to be worked out at the Staff level.

By: Jennie West

Second: Donna Wakeman

Result: Passed

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

Opposed: Stephanie Bruno

Comments:

### D. 516 Alix St

Application: Installation of visually prominent roof-mounted solar collector equipment at two-story single-family residential building.

Motion: Conceptual approval of application with details to be worked out at the Staff level.

By: Heather Szapary

Second: Greg Hackenburg

Result: Passed

In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria

Opposed:

Comments:

### E. 2019 Chartres St

Application: Request to remove existing roof ridge tiles for installation of new standing seam metal roofing and removal of two (2) existing masonry chimneys on an existing contributing two-story, multi-use building.

Motion: Defer action on this application until a future Commission meeting so that you may have time to schedule a third-party chimney inspection, as per the applicant's request.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria

Opposed:

Comments:

## VI. New Business Demolition Applications

### A. 3432-34 Magazine St

Application: Demolition of the front façade of a contributing, one-story, commercial building to rebuild closer to the front property line, as part of a larger renovation and addition.

Motion: Deny the application to demolish the front facade and porch.

By: Jennie West

Second: Calvin Alexander

Result: Passed

In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria

Opposed:

Comments:

### B. 2326 Robert St

Application: Demolition of a contributing 1-1/2 story, single-family residential building to grade.

Motion: Deny the application for demolition to grade based on the condition of the structure today and because much of the original character-defining exterior architectural details remain and the building continues to contribute its type, style, massing and roof form to the surrounding local historic district.

By: Stephanie Bruno

Second: Jason King

Result: Passed

In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria

Opposed:

Comments:

### C. 701 Cadiz St

Application: Demolition of a contributing 1-1/2 story, single-family residential building to grade.

Motion: Deny the application for demolition to grade based on the age of the building and because its type, massing, footprint and roof form continue to contribute to the surrounding local historic district.

By: Stephanie Bruno

Second: Heather Szapary

Result: Passed

In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria

Opposed: Calvin Alexander

Comments:

### D. 5957 Tchoupitoulas St

Application: Demolition of more than 50% of the roof of an existing contributing one-story, single-family residential building for a camelback addition.

Motion: Approve the application for partial roof demolition.

By: Stephanie Bruno

Second: Jennie West

Result: Passed

In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria  
Opposed:  
Comments:

E. 1218 Valmont St

Application: Demolition of a contributing 1-1/2 story, single-family residential building to grade.  
Motion: Deny the application for demolition to grade based on the age of the building, the condition of the structure today and because it continues to retain some of its original character-defining architectural features and exterior building elements, as well as its original historic scale and siting on the prominent corner lot.  
By: Stephanie Bruno  
Second: Jason King  
Result: Passed  
In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria  
Opposed:  
Comments:

F. 1100 N Broad St, 2661 Ursulines Ave

Application: Demolition of more than 25% of the historic materials on the primary façade of a contributing, one-story, mixed-use building.  
Motion: Deny the application for demolition of more than 25% of the historic materials on the primary facade.  
By: Ayo Love  
Second: Jason King  
Result: Passed  
In favor: Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria  
Opposed:  
Comments:

G. 1413 Moss St

Application: Demolition of existing contributing one-story, single-family residential building to grade for new residential construction.  
Motion: Denial of application for demolition.  
By: Jason King  
Second: Annie Cambria  
Result: Passed  
In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria  
Opposed:  
Comments:

H. 220 S Broad St

Application: Demolition of a contributing one-story commercial building.  
Motion: Denial of application for demolition.  
By: Annie Cambria  
Second: Jason King  
Result: Passed  
In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria  
Opposed:  
Comments:

I. 1925-27 Fern St

Application: Demolition of existing contributing one-story, two-family residential building to grade.  
Motion: Deferral of application to gather more information regarding the exterior and interior of the building.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria

Opposed:

Comments:

**VII. New Business Retention Applications**

A. 3914 Marais St

Application: Retention of inappropriately installed windows and door in deviation of a Certificate of Appropriateness.

Motion: Approval of retention of windows and replacement doors and denial of retention of security doors with six (6) months allotted for correcting security doors.

By: Jennie West

Second: Lee Bressler

Result: Passed

In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria

Opposed:

Comments:

**VIII. Ratification of Architectural Committee and Staff Actions since the Wednesday, December 8, 2021 Meeting.**

Motion: Ratify the actions of the ARC and staff since the Wednesday, December 8th meeting.

By: Jennie West

Second: Lee Bressler

Result: Passed

In favor: Jesse LeBlanc, Ayo Love, Donna Wakeman, Calvin Alexander, Greg Hackenberg, Jason King, Heather Szapary, Emilie Bahr, Jennifer Greene, Jennie West, Lee Bressler, Stephanie Bruno, Annie Cambria

Opposed:

Comments: