

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: July 6, 2022

Location: City Council Chamber, 1300 Perdido Street

Called to order: 1:30 p.m.

Commissioners present: Lee Bressler, Stephanie Bruno, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Commissioners arriving after beginning of the meeting: Rashida Ferdinand

Commissioners absent: Emilie Bahr, Annie Clark, Jason King, Anne Redd, Donna Wakeman

I. Minutes of the June 1, 2022 meeting

Motion: Approve the minutes.

By:

Second:

Result: Passed

In favor:

Opposed:

Comments:

II. Election of Officers

Motion: Elect Jennie West as chairman.

By: Greg Hackenberg

Second: Heather Szapary

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

Motion: Elect Jason King as vice chairman.

By: Heather Szapary

Second: Ayo Love

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

III. Landmark Nomination of 2436 N Rampart Street, 938 Spain Street

Motion: Nominate 2436 N Rampart St as a landmark.

By: Stephanie Bruno

Second:

Result: Motion failed due to lack of a second.

In favor:

Opposed:

Comments:

IV. Landmark Nomination of 2528-2530 First Street

Motion: Nominate 2528-30 First St as a landmark.

By: Heather Szapary

Second: Jennie West and Stephanie Bruno

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

V. Consent Agenda

Motion: Approve the Consent Agenda.

By: Greg Hackenberg

Second: Heather Szapary

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

1244 Seventh St

Application: New construction of a 3,850 SF two-story, single-family residential building with off-street parking on a vacant lot.

Motion: Grant conceptual approval with the details to be worked out at the Staff level.

By: Lee Bressler

Second: Ayo Love

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

VI. New Business Work Applications

A. 1421 Josephine St

Application: Installation of roof-mounted solar panels at a Significant rated, two-story, single-family, residential building.

Motion: Defer action on application.

By: Jennie West

Second: Ayo Love

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

B. 2509-11 Dauphine St

Application: Remove existing asphalt shingle roof and English-V ridge tiles for installation of new standing seam metal roofing on a Contributing rated, one-story, two-family residential building.

Motion: Deny the application based on roof ridge tiles being an important exterior visual building element

and because the original roof material was likely slate, and the roof slopes are moderately visible from the surrounding public right of way.

By: Stephanie Bruno

Second: Ayo Love

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments: Mohamed Chan spoke in favor of the application.

VII. Old Business Demolition Applications

A. 4170-72 St Ann St

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

Motion: Approve the application for partial roof demolition.

By: Greg Hackenberg

Second: Ayo Love

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

VIII. New Business Demolition Applications

A. 2037 Lapeyrouse St

Application: Demolition of a Contributing rated, one-story, commercial building to grade.

Motion: Allow demolition.

By: Rashida Ferdinand

Second: Ayo Love

Result: Failed

In favor: Lee Bressler, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Ayo Love, Jennie West

Opposed: Stephanie Bruno, Heather Szapary

Motion: Approve the application for demolition to grade of the main structure commercial building and deny the demolition of the adjacent shotgun house.

By: Stephanie Bruno

Second: Heather Szapary

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Opposed: Rashida Ferdinand

Comments:

B. 706-08 Jena St

Application: Demolition of more than 50% of the roof structure and more than 50% of the exterior wall structure of Contributing rated, two-story, two-family residential building for a renovation and camelback addition.

Motion: Approve the application for partial roof and exterior wall demolition with the proviso that the front porch roof structure is not removed or re-framed and that as much of the original Craftsman style detailing be retained, as possible, at this area.

By: Jennie West

Second: Lee Bressler

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

C. 408 Calhoun St

Application: Demolition of more than 50% of the roof structure of a Contributing rated, one-story, two-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: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

D. 722 Cadiz St

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

Motion: Approve demolition.

By: Lee Bressler

Second: N/A

Result: Motion failed due to lack of a second.

Motion: Deny the application for demolition to grade based on the condition of the structure today, because it continues to contribute its type, style, scale, massing, roof form and footprint to the tout ensemble of the surrounding local historic district, and because there are alternatives to full demolition that can be further explored by the applicant which would allow for the renovation and rehabilitation of the existing historic building.

By: Jennie West

Second: Ayo Love

Result: Passed

In favor: Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Opposed: Lee Bressler

Comments: Brian Gille and Tara Mackintosh spoke in favor of the application.

E. 2421 Soniat St

Application: Demolition of more than 50% of the roof structure and more than 25% of the primary facade at Contributing rated, two-story, single-family residential building for change of roof form and modifications to front elevation.

Motion: Approve the application for partial roof demolition with the proviso that the existing exposed wood roof rafter tails at the side elevations are not removed or concealed as part of the roof replacement work.

By: Stephanie Bruno

Second: Jennie West

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

- F. 527 Valmont St
Application: Demolition of more than 50% of the roof structure and more than 25% of the primary facade at a Contributing rated, one-story, two-family residential building for a renovation and camelback addition.
Motion: Defer action on this application until the next Commission meeting so the applicant has time to update the drawings to reflect the concerns of the Commission. The Commission felt the proposal entailed too much removal of existing building fabric and that the proposed changes to the historic cottage, particularly at the primary façade, would negatively impact its perceived type, style, and age. The Commission recommended the drawings be revised such that more of the existing historic building fabric and details are preserved and more incorporated into the overall design of the proposed addition.
By: Stephanie Bruno
Second: Lee Bressler
Result: Passed
In favor: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Ayo Love, Heather Szapary, Jennie West
Opposed:
Comments:
- G. 1211 Constantinople St
Application: Demolition of more than 50% of the roof structure of a Contributing rated, one-story, single-family residential building for a renovation and camelback addition.
Motion: Approve the application for partial exterior wall demolition.
By: Stephanie Bruno
Second: Ayo Love
Result: Passed
In favor: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Ayo Love, Heather Szapary, Jennie West
Opposed:
Comments:
- H. 1531 Eagle St
Application: Demolition of more than 50% of the wall structure of a Contributing rated, one-story, single-family residential building for a new rear addition.
Motion: Approve the application for partial wall demolition.
By: Lee Bressler
Second: Heather Szapary
Result: Passed
In favor: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Ayo Love, Heather Szapary, Jennie West
Opposed:
Comments:
- I. 222 Walnut St
Application: Demolition of more than 50% of the roof structure and more than 50% of the exterior wall structure of a Contributing rated, one-story, single-family residential building for a renovation and second-floor addition.
Motion: Approve the application for partial façade, roof, and exterior wall demolition with the proposed location of the camelback approved based on special consideration due to the extenuating circumstances of Hurricane Ida damage.
By: Lee Bressler
Second: Stephanie Bruno
Result: Passed
In favor: Lee Bressler, Stephanie Bruno, Jennifer Greene, Greg Hackenberg, Jesse LeBlanc, Ayo Love, Heather Szapary, Jennie West

Opposed: Rashida Ferdinand

Comments: Jaclyn Stubblefield spoke in favor of the application.

J. 253 Hillary St

Application: Demolition of more than 50% of the roof structure and more than 50% of the wall structure of a Contributing rated, one-story, single-family residential building for a new rear addition.

Motion: Approve the application for partial demolition of the roof and wall structures with the suggestion that the new left most window on the front façade be centered in the bay.

By: Lee Bressler

Second: Jennie West

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments:

IX. New Business Retention Applications

A. 3800 Burgundy St

Application: Retention of highly visible HVAC condenser equipment at a Contributing rated, two-story, single-family residential building, installed in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention with the proviso that the HVAC condenser units be lowered as much as possible, greenery be planted near the equipment, and planters be installed at the porch.

By: Jennie West

Second: Greg Hackenberg

Result: Passed

In favor: Lee Bressler, Stephanie Bruno, Rashida Ferdinand, Jennifer Greene, Greg Hackenberg, Ayo Love, Heather Szapary, Jennie West

Opposed:

Comments: