

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: December 6th, 2023

Location: Conference Room A, City Hall Floor 7

Called to order: 1:30 p.m.

Commissioners present: Jennie Cannon West, Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark

Commissioners arriving after beginning of the meeting: Jason King, Anne Redd

Commissioners absent: Shawanda Poree

I. Roll Call

II. Minutes of the November 1st, 2023, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Annie Clark

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark

Opposed:

III. Review and Approval of Draft 2024 Meeting Dates and Deadlines

Motion: Approve HDLC meeting dates for 2024

By: Tim Lupin

Seconds: Jennifer Greene

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark

Opposed:

IV. Landmark Nomination of 1401 Erato St.

Motion: Nominate 1401 Erato St. as a historic landmark

By: Lee Bressler

Second: Greg Hackenberg

Second: Jennifer Greene

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark

V. Landmark Designation of 4506 Canal St.

Motion: designate 4506 Canal St. as a historic landmark

By: Annie Clark

Second: Lee Bressler

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd

Comments: Anne Redd arrived for this designation

VI. Consent Agenda

Motion: approve the consent agenda

By: Greg Hackenberg

Second: Tim Lupin

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd

Opposed:

VII. New Business Work Applications

A. Armorite Exterior Trim

Application: Review of Armorite brand composite building trim products for consideration of Staff-level approval at new construction projects.

Motion: approve the use of Armorite brand composite building trim products for staff-level approval at new construction projects.

By: Greg Hackenberg

Second: Tim Lupin

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

Comments: Jason King arrived to vote on this application

B. 2632 Lapeyrouse St.

Application: Install solar panels at a Landmark, 1-1/2 story, multi-family residential building.

Motion: Defer action on this application until the next Commission meeting so that the applicant may attend, as per their request.

By: Anne Redd

Second: Jennifer Greene

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

C. 500 Piety St.

Application: New construction of a six-story, mixed-use building on a vacant lot. Massing and design changes to previously approved five-story mixed-use commercial building proposal.

Motion: Grant conceptual approval with the details to be worked out at the Staff level. The Commission agreed that Staff should work closely with the applicant to review the proposed cladding material at the entries now that the framing has been removed, window sizes and openings above entryways, and the overall awning style where it has been revised.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

D. 1914 Esplanade Ave.

Application: Renovation of enclosed porches at left side and rear elevations including the removal of existing wood siding and installation of Hardie Plank at a Significant rated, two-story, single-family residential building.

Motion: Approve the application for the removal of wood siding at the rear wall of the attached wing and install Hardie Plank siding with the proviso that the material have a smooth finish and match the existing exposure. This portion of the work will be reviewed and approved as part of the entire renovation package.

Once the full scope of work receives ARC and Commission approval, Staff will review the final plans and issue a Certificate of Appropriateness (CofA) for the work.

By: Lee Bressler

Second: Annie Clark

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

E. 2425-27 Chartres St.

Application: Request to remove existing slate roof for replacement with new asphalt/fiberglass roof shingles at a Contributing rated, one-story, two-family residential building.

Motion: Approve the request for replacement of the existing deteriorated slate roofing with new architectural grade asphalt/fiberglass roof shingles, with the proviso that the existing roof ridge tiles must be retained and reinstalled on the new roof.

By: Annie Clark

Second: Tim Lupin

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

VIII. Old Business Demolition Applications

A. 1674-1676 Jefferson Ave.

Application: Demolition of more than 50% of the primary facade and architectural elements at a Contributing-rated, two-story building.

Motion: Grant approval of the demolition of more than 50% of the primary facade.

By: Tim Lupin

Second: Anne Redd

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

IX. New Business Demolition Applications

A. 8226 Green St.

Application: Demolition of more than 50% of the roof at a Contributing rated, single-story building.

Motion: Grant approval of the demolition of more than 50% of the roof structure.

By: Lee Bressler

Second: Jennifer Greene

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

B. 5514-16 Tchoupitoulas St.

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

Motion: Deny the application for demolition.

By: Tim Lupin

Second: Jennifer Greene

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King
Opposed: Lee Bressler
Comments:

C. 5518-20 Tchoupitoulas St.

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

Motion: Deny the application for demolition.

By: Tim Lupin

Second: Jason King

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

D. 5524 Tchoupitoulas St.

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

Motion: Deny the application for demolition.

By: Tim Lupin

Second: Jennifer Greene

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

X. Old Business Retention Applications

A. 118 Verret St.

Application: Retention of installation of highly visible roof-mounted solar equipment at street-facing, right-side roof slope of a Contributing rated, one-story, single-family residential building.

Motion: Remove the application from the agenda because a revised solar layout was submitted that could be reviewed and approved at the Staff level.

By: Jennifer Greene

Second: Jason King

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

XI. New Business Retention Applications

A. 2422 Burgundy St.

Application: Retention of installation of inappropriate woodgrain Hardie weatherboards at right-side of a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of wood grained Hardie weatherboards installed at the right side of the building with the proviso that if this area of siding is requested for replacement in the future, it must be done with either new wood or smooth finish Hardie so that this inappropriate siding material does not become a permitted non-conformity.

By: Greg Hackenberg

Second: Annie Clark

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

XII. Ratification of Architectural Review Committee and Staff Actions since the November 1st, 2023, Meeting.

Motion: Approve the ratification of the ARC and Staff Actions since the November 1st, 2023, meeting.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Tim Lupin, Greg Hackenberg, Lee Bressler, Ross Karsen, Jennifer Greene, Annie Clark, Anne Redd, Jason King

Opposed:

XIII. HDLC Reports and Communications

There being no further business to discuss, the meeting was adjourned.