

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: February 1st, 2023

Location: City Council chamber, 1300 Perdido Street

Called to order: 1:30 p.m.

Commissioners present: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Jennie Cannon West, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark

Commissioners arriving after beginning of the meeting: Anne Redd

Commissioners absent: Jennifer Greene

I. Roll Call

II. Minutes of the January 4th, 2023, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

III. Code Enforcement Presentation

IV. Landmark Designation of 2525 Lafitte Avenue, 2532-36 St. Peters St.

Application: Designate 2525 Lafitte Avenue as a local historic landmark.

Motion: Approve the application.

By: Ayo Love

Second: Stephanie Bruno

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

Comments:

V. Consent Agenda

Motion: Approve the Consent Agenda

By: Jason King

Second: Donna Wakeman

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

VI. New Business Work Applications

A. 2721 St Claude Ave.

Application: Removal of existing asphalt shingle roof for installation of new standing seam metal roof at a Contributing rated, one-story, two-family raised-basement building.

Motion: Deny the application for standing seam metal roofing due to this material not being considered historically appropriate for the Contributing rated building of this type and style, because the original roof material was likely slate, and due to the raised basement building's high visibility from the surrounding public right of way.

By: Donna Wakeman

Second: Ayo Love

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

VII. New Business Demolition Applications

A. 1422 N Prieur St.

Application: Demolition of more than 50% of the exterior wall structure of a Contributing rated, one-story single family residential building.

Motion: Approve the proposed partial demolition work via the final set of stamped construction documents submitted to the Department of Safety and Permits for permitting.

By: Annie Clark

Second: Lee Bressler

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

B. 3705 Chestnut St.

Application: This application was withdrawn.

C. 2007 Lapeyrouse St.

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

Motion: Approve the application for demolition to grade.

By: Ayo Love

Second: Donna Wakeman

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

D. 2516 Upperline St.

Application: This application was withdrawn.

E. 3307 Iberville St.

Application: This application was withdrawn.

F. 2033 Foucher St.

Application: This application was withdrawn.

G. 1023 Cambronne St.

Application: Demolition of more than 25% of the historic materials at the primary façade, 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.

Motion: Approve the application for demolition.

By: Lee Bressler

Second: Stephanie Bruno

Result: Passed

In favor: Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

Comments: Greg Hackenberg recused himself

H. 8500 Spruce St.

Application: Demolition of 100% of the roof for construction of a second floor at a Contributing-rated, single-story commercial building.

Motion: Defer action on this application until the next Commission meeting to provide the chance for the applicant to work with HDLC Staff to determine the best way to bring 8500 Spruce roof demolition plans into compliance with the HDLC Guidelines.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

I. 7465 Pitt St.

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

Motion: Approve the application for demolition.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

Comments:

VIII. New Business Retention Applications

A. 1924 Dauphine St.

Application: Retention of demolition of portions of existing brick-and-post exterior walls of a Significant rated 1-1/2 story, two-family residential building in deviation of a Certificate of Appropriateness.

Motion: Approve the application for retention of exterior wall demolition in deviation of a Certificate of Appropriateness and to levy a fine of \$5,000 for the unpermitted demolition based on the amount of historic material removed and the Significant rating of the historic building. The Commission also included a proviso that full and complete drawings, wall sections, and details must be submitted to Staff for review prior to approval to complete the historic wall reconstruction.

By: Donna Wakeman

Second: Heather Szapary

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

Comments: Allen Johnson spoke in favor of this application.

- B. 1232-1234 Louisa St.
Application: This application was withdrawn.
- C. 328-330 Newton St.
Application: Retention of inappropriate windows at a Non-Contributing rated, two-story two-family residential building in deviation of a Certificate of Appropriateness.
Motion: Deny the application for retention of inappropriate windows. The Commission included the proviso that the first four (4) windows at the left-side elevation and four (4) windows at the right-side elevation (including two (2) windows closest to the front façade and two (2) other windows visible from Teche Street) must be removed and replaced with HDLC approved windows. HDLC Staff is available to review any proposed replacement windows. All new windows must be reviewed and approved prior to purchase and installation.
By: Heather Szapary
Second: Donna Wakeman
Result: Passed
In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd
Opposed:
Comments:
- D. 911 Jackson St.
Application: Retention of removal of a chimney at a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.
Motion: Approve the application for retention of the demolition of a chimney without a Certificate of Appropriateness and urges the applicant to work with the HDLC Staff to address other outstanding issues.
By: Greg Hackenberg
Second: Jason King
Result: Passed
In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd
Opposed:
Comments:
- E. 4016 St Claude Ave.
Application: Retention of inappropriate garage door installed at a Contributing rated, one-story, commercial building without a Certificate of Appropriateness.
Motion: Deny the application for retention of the garage door. The Commission agreed that the existing garage door should be removed, and an HDLC-approved garage door design be installed.
By: Lee Bressler
Second: Greg Hackenberg
Result: Passed
In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd
Opposed:
Comments:
- F. 4170-4172 St Ann St.
Application: Retention of demolition of more than 50% of the exterior wall structure at a Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness.
Motion: Approve the application for retention of wall demolition beyond the approved scope of work. The HDLC NO Commission did not levy a fine due to the extensive termite damage throughout the wall and foundation structure.

By: Jason King
Second: Ayo Love

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

Comments: Zach Smith, Colleen Bosley, and Amy Kennedy spoke in favor of this application.

G. 1210 Pauline St.

Application: Retention of roofline alteration to existing right-side elevation addition in deviation of a Certificate of Appropriateness at a Contributing one-story single-family residential building.

Motion: Approve the application for the retention of the roofline alteration at the right-side elevation addition roof. Please find HDLC Certificate of Appropriateness (CofA) for the retention of the roofline alteration.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

Comments:

H. 801 Patterson St.

Application: This application was withdrawn.

I. 3300 Bienville Ave.

Application: Retention of demolition of more than 50% of the exterior wall structure and 50% of the roof structure at a Contributing one-story commercial building in deviation of the Certificate of Appropriateness.

Motion: Approve the application for retention of demolition beyond the approved scope of work and to levy a fine of \$15,980.00.

By: Annie Clark

Second: Heather Szapary

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

Comments: Zach Smith spoke in favor of this application.

J. 2234 Chartres St.

Application: Retention of removal of ridge tiles, installation of new standing seam metal roofing, removal of two (2) masonry chimney curbs, and installation of new covered rear porch at an existing Contributing rated one-story, two-family residential building without a Certificate of Appropriateness.

Motion: Approve the application for retention of removal of roof ridge tiles, removal of two (2) masonry chimneys, and installation of new standing seam metal roof without a Certificate of Appropriateness. The Commission also voted to deny the application for retention of the rear covered porch as installed and recommended the applicant continue to work with HDLC Staff, return for additional ARC review, and complete the recommended modifications to bring this area into compliance with the HDLC Guidelines.

By: Donna Wakeman

Second: Ayo Love

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

Comments:

K. 2123 Soniat St.

Application: This application was withdrawn.

L. 3615 St Charles Ave.

Application: ; Retention of roof pitch change, structural work done at a Non-Contributing rated, two-story, commercial building without a Certificate of Appropriateness.

Motion:

At that time the Commission voted to:

- Deny the application retention of the new roof pitch; roof must be rebuilt with a 3/12 pitch
- Approve the application for retention of the demolition of the previous roof, with a fine of \$1000

By: Anne Redd

Second: Donna Wakeman

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

Motion: Reconsider the previous motion.

By: Donna Wakeman

Second: Anne Redd

Result: Failed

In favor:

Opposed: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Comments:

IX. Ratification of Architectural Review Committee and Staff Actions since the January 4th, 2023, Meeting.

Motion: Approve the ratification of the ARC and Staff Actions since the January 4th, 2023, meeting.

By: Lee Bressler

Second: Greg Hackenberg

Result: Passed

In favor: Greg Hackenberg, Jason King, Heather Szapary, Donna Wakeman, Ayo Love, Stephanie Bruno, Lee Bressler, Annie Clark, Anne Redd

Opposed:

X. HDLC REPORTS AND COMMUNICATIONS

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