

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: February 7, 2024

Location: City Council Chambers

Called to order: 1:30 p.m.

Commissioners present: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree, Jennie Cannon West

Commissioners arriving after beginning of the meeting:

Commissioners absent: Jennifer Greene, Greg Hackenberg, Anne Redd

I. Minutes of the Wednesday, January 3, 2024, meeting

Motion: Approve the minutes.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree

Opposed:

Comments:

II. Remove Landmark Designation of 1031 N Claiborne Avenue

Motion: Approve the removal of Landmark Designation.

By: Shawanda Poree

Second: Lee Bressler

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree

Opposed:

Comments:

III. Landmark Nomination of 1523 Touro Street

Motion: Approve the nomination.

By: Lee Bressler

Second: Jason King, Ross Karsen

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree

Opposed:

Comments:

IV. Consent Agenda

A. Motion: Suspend the rules and remove item I to the regular agenda.

By: Ross Karsen

Second: Jason King

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree

Opposed:

Comments:

- B. Motion: Remove 3815 Burgundy St from the Consent Agenda and place it on the regular agenda.
By: Ross Karsen
Second: Tim Lupin
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:
- C. Motion: Reinstate the rules.
By: Ross Karsen
Second: Lee Bressler
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:
- D. Motion: Approve the Consent Agenda
By: Jason King
Second: Annie Clark
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:

V. Regular Agenda

- A. 3815 Burgundy St.
Application: Review and comment only for the installation of two storage containers on site of a Non-contributing rated one-story gymnasium building.
Motion: Provide review and comment and agree with HDLC Staff proposed location for the installation of the storage containers.
By: Ross Karson
Second: Jason King
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:

VI. Old Business Demolition Applications

- A. 2502 Jefferson Ave.
Application: Demolition of a Contributing rated, raised basement, two family building to grade.
Motion: Denial
By: Tim Lupin
Second: Lee Bressler
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:

VII. New Business Demolition Applications

- A. 2400 Gravier St.
Application: Demolition of a Non-Contributing rated, two-story commercial building to grade.
Motion: Approve demolition to grade.
By: Annie Clark
Second: Lee Bressler
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:
- B. 1517 Broadway St.
Application: Demolition of a Contributing rated, raised basement, single family residential building through raising the ground floor for habitable space.
Motion: Denial
By: Tim Lupin
Second: Jason King
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:
- C. 7104 Coliseum St.
Application: Demolition of a Contributing rated, two-story, two-family residential building to grade.
Motion: Approve
By: Tim Lupin
Second: Lee Bressler
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:
- D. 1731 Monroe St.
Application: Demolition of a Contributing rated, one-story, two-family building to grade.
Motion: Approve
By: Lee Bressler
Second: Jason King
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:
- E. 1400 Louisa St.
Application: Demolition of a Contributing rated, one-story, single-family residential building to grade.
Motion: Defer application at the request of the applicant to allow for additional time to select possible grant programs for rehabilitating the building.
By: Ross Karson
Second: Jason King
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:

- F. 27 Newcomb Blvd.
Application: Demolition by raising the building and alteration of more than 25% of the primary facade at a Contributing rated, single-family building.
Motion: Approve less 12 inches of the raising with the denial of window replacement.
By: Lee Bressler
Second: Jason King
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:
- G. 3507-3509 Danneel St.
Application: Demolition of 100% of the roof structure at a Contributing rated, two-family residential building.
Motion: Approve
By: Tim Lupin
Second: Jason King
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:

VIII. **New Business Retention Applications**

- A. 542-544 Jackson Ave.
Application: Retention of inappropriate windows installed at the right-side elevation of a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.
Motion: **Right side:** Deny the installation of the transom window, window to be removed and infilled with siding or reframed to match header height of adjacent windows and window replaced with HDLC approved window, to be worked out with staff.
Left side: Deny the retention of the first 3 flush mount windows, to be replaced with HDLC approved windows. Grant retention of windows further back.
By: Lee Bressler
Second: Ross Karsen
Result: Passed
In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree
Opposed:
Comments:
- B. 916-918 Kerlerec St.
Application: Retention of removal of an existing window for installation of two (2) inappropriate transom-type leaded-glass windows and installation of two (2) visually prominent tankless water heaters at a Contributing rated, one-story, two-family residential building without a Certificate of Appropriateness.
Motion: Approve the retention of removal of one original window opening and to approve the installation of the three new transom window openings with the proviso that the following items will be corrected:
- Both tankless water heaters at the left and right sides must be lowered in height on the building wall to reduce their overall visibility from the street.
 - The new transom window closest to the street on the left side must be lowered to align with the adjacent transom header height.
 - Leaded glass windows at such visible locations are not considered appropriate for the age/style of the building, are susceptible to damage during storm events, and do not meet the HDLC Design

Guidelines for new or replacement windows. As such, all three leaded glass window sashes must be removed and replaced new clear-glass window sashes. The existing decorative windows may be reinstalled at the interior side of the new clear glass sashes to remain.

By: Lee Bressler

Second: Jason King

Result: Passed

In favor: : Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree

Opposed:

Comments:

C. 637-639 Lizardi St.

Application: Retention of change in roof slope, foundation design, and porch stair configuration at a Non-Contributing rated, two-story, multi-family, residential building in deviation from a Certificate of Appropriateness.

Motion: Approve retention of change in roof slope, foundation design, and porch stair configuration with the proviso that other deviations from CofA are corrected.

By: Ross Karsen

Second: Tim Lupin

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree

Opposed:

Comments:

D. 3513 Chartres St.

Application: Retention of window openings at left and right-side elevations and front facade exterior lighting at a Non-contributing rated three-story, single-family, commercial short term rental building in deviation of a Certificate of Appropriateness.

Motion: Approve retention of the side elevation windows in deviation of the approved plans and partially deny the installation of exterior lighting at the front façade with the proviso that the blade light or gas lantern can remain but not both.

By: Ross Karson

Second: Shawanda Poree

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree

Opposed:

Comments:

E. 3517 Chartres St.

Application: Retention of window openings at left and right-side elevations and front facade exterior lighting at a Non-contributing rated three-story, single-family, commercial short term rental building in deviation of a Certificate of Appropriateness.

Motion: Approve retention of the side elevation windows in deviation of the approved plans and partially deny the installation of exterior lighting at the front façade with the proviso that the blade light or gas lantern can remain but not both.

By: Ross Karson

Second: Shawanda Poree

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree

Opposed:

Comments:

F. 3521 Chartres St.

Application: Retention of window openings at left and right-side elevations and front facade exterior lighting

at a Non-contributing rated three-story, single-family, commercial short term rental building in deviation of a Certificate of Appropriateness.

Motion: Approve retention of the side elevation windows in deviation of the approved plans and partially deny the installation of exterior lighting at the front façade with the proviso that the blade light or gas lantern can remain but not both.

By: Ross Karson

Second: Shawanda Poree

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree

Opposed:

Comments:

IX. Ratification of Architectural Committee and Staff Actions since the Wednesday, January 3, 2024, meeting.

Motion: Approved

By: Annie Clark

Second: Shawanda Poree

Result: Passed

In favor: Jim Ashbee, Lee Bressler, Annie Clark, Ross Karson, Jason King, Tim Lupin, Shawanda Poree

Opposed:

Comments: