

LaToya Cantrell  
MAYOR

# CITY OF NEW ORLEANS

Bryan Block  
EXECUTIVE DIRECTOR

**The New Orleans Historic District Landmarks Commission meeting will be held on Wednesday, March 6, 2024, at 1:30PM in the City Council chamber, 1300 Perdido Street.** Upon request, a sign language interpreter for the hearing impaired will be available at the meeting. To place a request for sign language interpreter services, please call TDDY at (504) 658-2059 or 1-800-981-6652.

Application and presentation information will be available at <https://nola.gov/next/hdlc/meetings/> in advance of the meeting. Please check the website on the meeting date to view the most current agenda and any withdrawn agenda items. The meeting will be live streamed and recorded on the [City of New Orleans Granicus page](#).

**Public Comment:**

The public is encouraged to attend the meeting in person to speak on agenda items. **Written comments must be submitted by 4:00PM on Tuesday, March 5, 2024,** at [esburke@nola.gov](mailto:esburke@nola.gov). Written comments will be sent to the Commission board members in advance of the meeting. Written public comment will not be read aloud at the meeting but will be acknowledged into the record.

## AGENDA

March 6, 2024

- I. **Roll Call**
- II. **Minutes of the Wednesday, February 7<sup>th</sup>, 2024, meeting.**
- III. **Review and Discussion of Proposed Changes to HDLC Design Guidelines regarding Solar Panels**
- IV. **CLG Review of Saint Claude General Hospital at 3419 Saint Claude Avenue**
- V. **CONSENT AGENDA**
  - A. 627-629 Lizardi St: Mary Chapot, applicant; Mary A Chapot Louisiana Revocable Living, owner; Modifications to previously approved new construction of a 1,550 SF, one-story, single-family residential building on a vacant lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-00474-HDLC>
  - B. 525 Lizardi St: John C Williams, applicant; Bernadette Carriere, owner; Modifications to previously approved renovation and construction of a camelback addition at a Contributing rated, one-story, single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-18384-HDLC>



- C. 239 Atlantic Ave: Michael Reid, applicant; Bill D Ketchie, owner; New construction of 1,000 SF one-story addition at rear of a Contributing rated, one-story, two-family, residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-21470-HDLC>
- D. 1016-1018 France St: Gernon J Clarke Jr, applicant/owner; New construction of 390 SF camelback addition at a Contributing one-story two-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-30476-HDLC>
- E. 1752 Prytania St: Cicada, applicant; R Manuel Rentals, owner; Front, side and rear elevation restorations at a Contributing rated, two-story, residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-32853-HDLC>
- F. 1401-1411 Jackson Ave, 2119-2125 Coliseum St: MZ. Architecture & Design, applicant; Trinity Church, owner; Renovation and new addition at a Landmark, school building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-33562-HDLC>
- G. 630 Newton St: Studio Rise LLC, applicant; Beep Beep Transportation LLC, owner; Demolition of more than 25% of the primary facade for 1,120 SF addition and renovation at a Non-Contributing rated, one-story commercial building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03908-HDLC>
- H. 1808 Prytania St: MZ. Architecture & Design, applicant; CDJ Miami LLC, owner; Primary facade restoration and window opening changes to a Contributing rated, two-story, multi-family building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03994-HDLC>
- I. 1800 Prytania St: MZ. Architecture & Design, applicant; CDJ Miami LLC, owner; Primary facade restoration and window opening modifications to a Contributing rated two-story multi-family building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03999-HDLC>
- J. 1803 Gravier St: Studio WTA, applicant; St Joseph Church Congregation Mission Church, owner; Renovation includes approximately 1,100 SF of enclosed building area, and 2,000 SF of raised wood covered decks at Landmark site.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-04126-HDLC>

## **VI. NEW BUSINESS WORK APPLICATIONS**

- A. 622 Pleasant St: Albert Architecture, applicant; 1st Commercial LLC, owner; Conceptual approval of massing of a new construction of a 27,500 SF three-story commercial building and demolition of the existing warehouses.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-33648-HDLC>
- B. 2711-2713 Burgundy St: Joyce Ruth-Boutte, applicant; Mary Ann Ruth, owner; Request to remove existing deteriorated slate roof for replacement with new asphalt shingle roof at a Contributing rated, one-story, raised-basement, two-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-11283-HDLC>

- C. 405 Red Allen Way: Zach Smith Design & Consulting, LLC, applicant; Lee's Professional Properties LLC, owner; Appeal ARC deferral and recommendations for new construction of 15,850 SF three-story, mixed-use building on a vacant lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-32820-HDLC>
- D. 820 Teche St: Zach Smith Design & Consulting, LLC, applicant; Lee's Professional Properties LLC, owner; Appeal ARC deferral and recommendations for new construction of 6,465 SF three-story, mixed-use building on a vacant lot.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-32824-HDLC>
- E. 509 Olivier St: Steve Thompson, applicant; Constance S Pfungstag, owner; Material review of Permalock metal shingle roofing with slate profile at a Contributing rated, one-story, single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-00229-HDLC>
- F. 600 Piety St: Rick A. Fifield, applicant; Gilbert R Buras Jr, owner; Request to install highly visible mechanical equipment at a Non-Contributing rated, one-story commercial warehouse building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03739-HDLC>
- G. 725-727 Mandeville St: Simone K Cifuentes, applicant/owner; Request to install standing seam metal roofing in a lighter color and more reflective finish at a Contributing rated, 1-1/2 story, two-family residential building in deviation of a previous Commission denial and City Council appeal approval proviso.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-04135-HDLC>
- H. 1000 Poland Ave: Posigen Developer, applicant; Scott Taylor Aertker, owner; Request to install highly visible roof-mounted solar equipment at a Contributing rated, one-story, single-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-04324-HDLC>
- I. 2108-2110 N Rampart St: LAS Enterprises, applicant; Bremner F Duthie, owner; Request to remove existing wood shutters for replacement with new metal shutters at the front elevation of a Contributing rated, 1-1/2 story, two-family residential building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-04730-HDLC>
- J. 5342 Saint Charles Ave: Lance Bonadona, applicant; Jewish Community Center, owner; Request to install highly visible HVAC equipment at a Non-Contributing rated, two-story commercial building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-02726-HDLC>

**VII. NEW BUSINESS DEMOLITION APPLICATIONS**

- A. 5130 Laurel St: James Kohnke, applicant; Wilbert Jr Jones, owner; Demolition of more than 50% of the roof structure of a Contributing rated, single-family building.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03889-HDLC>
- B. 2021 Laharpe St: Ashley Oliveira, applicant; Andreas D Hablutz, owner; Demolition of a Contributing rated, two-story commercial building to grade.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-04474-HDLC>

## VIII. NEW BUSINESS RETENTION APPLICATIONS

- A. 2430 N Rampart St: Paulo Rosa, applicant; Roger's Investment Properties LLC, owner; Retention of deviations at new rear addition and exterior wall demolition in excess of approved drawings at a Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-04937-HDLC>
- B. 541 Bermuda St: Kelly Guerra, applicant; Faubourg Fresh Market LLC, owner; Retention of highly visible mechanical equipment at a Contributing rated, one-story, commercial building in deviation of a Certificate of Appropriateness.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=21-27340-HDLC>
- C. 1032-1034 Montegut St: John Cerniglia, applicant; The Plantinum Holding Group LLC, owner; Retention of inappropriate header heights of window openings at front facade and side elevations at a Non-Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=22-00147-HDLC>
- D. 639 Desire St: Michael Holly, applicant; 631 Desire LLC, owner; Retention of inappropriate header height of windows at right-side elevation of a Contributing rated, one-story, single-family residential building in deviation of a Certificate of Appropriateness.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=22-16051-HDLC>
- E. 2705-2707 Royal St: Andrew O Dinkelacker, applicant; Douglas Malone Beach, owner; Retention of removal of roof ridge tiles from rear roof slope for installation of a continuous ridge vent at a Contributing rated, 1-1/2 story, two-family residential building in deviation of a Certificate of Appropriateness.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-05032-HDLC>
- F. 2001-2003 Saint Ann St: John Romant, applicant; 58:12 Real Estate Development LLC, owner; Retention of the demolition of more than 50% of the roof structure at a Contributing rated, one-story, two-family residential building in deviation of a Certificate of Appropriateness.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-13228-HDLC>
- G. 322 Newton St: Key Komponent realty LLC, applicant; Perry Arthur Jr, owner; Retention of column size and detailing at front gallery, visibility of hot water heater equipment at right-side elevation, and inappropriately placed second story window at recessed entry at a Non-Contributing rated, two-story two-family residential building in deviation of Certificate of Appropriateness.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-18528-HDLC>
- H. 1453 Constance St: Rachel M Yazbeck, applicant/owner; Retention of the demolition of a chimney and window replacement at a Contributing rated, raised basement, single-family residential building without a Certificate of Appropriateness.  
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03974-HDLC>

- I. 3805 Royal St: Marilyn Sinkewicz, applicant/owner; Retention of right-side screened-in porch additions at a Contributing rated, one-story single-family residential building without a Certificate of Appropriateness.

<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03974-HDLC>

## **IX. HDLC REPORTS AND COMMUNICATIONS**