

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

The New Orleans Historic District Landmarks Commission meeting will be held on Wednesday, April 3, 2024, at 1:30 PM 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 Please check the website on the meeting date to view the most current agenda and any withdrawn agenda items.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, April 2, 2024,** at 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

April 3, 2024

- I. Roll Call**
- II. Minutes of the Wednesday, March 6th, 2024, meeting.**
- III. Review and Discussion of Proposed Changes to HDLC Design Guidelines regarding Solar Panels**
- IV. Landmark Nomination of 2025 Constance Street**
- V. CONSENT AGENDA**
 - A. 3221 Maurepas St: Doug Mayo, applicant; Kenneth Tassin, owner; New construction of a 660 SF garage accessory structure at a Contributing rated, one-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-05566-HDLC>
 - B. 1921 Sophie Wright Pl: Spirit of St. Louis LLC, applicant; Lgo Properties LLC, owner; Retention of the construction of a pergola without a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-22376-HDLC>



- C. 4025 Saint Claude Ave: Group IV LLC, applicant; Antonine House LLC, owner; Demolition of 49% of roof at rear roof line and new construction of rear addition at Contributing rated, two-story, two-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-29086-HDLC>
- D. 2028 Camp St: Archetype LLC, applicant; Mahlon Aaron Hahnselle, owner; Demolition and reconstruction of rear two-story addition at a Contributing rated, two-story, two-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-29525-HDLC>
- E. 1324 Saint Bernard Ave: Verges Rome Architects, applicant; 1324 St Bernard Ave LLC, owner; New construction of a previously approved 6750 SF, three-story, multi-unit commercial building on a vacant lot.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03537-HDLC>
- F. 2711-2713 Burgundy St: Heather Mcvicar Ruoss, applicant; Toups Christopher Morgan, owner; Renovation of a Contributing rated, one-story, two-family raised-basement residential building including restoration of primary façade, elevation of basement level, and installation of new front dormer and rear camelback addition.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03989-HDLC>
- G. 1125 N Tonti St: Multistudio, LLC of Louisiana, applicant; Odyssey House Louisiana Inc, owner; Renovation and canopy addition to a Landmark, one-story, accessory building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-04190-HDLC>
- H. 2843 Laurel St: Senso Architects, applicant; Laurel 2843 LLC, owner; Renovation and one-story rear addition at a Contributing rated, one-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-06597-HDLC>
- I. 1537 Polymnia St: Dramatic Homes Inc, applicant; Polly W ET Al Adler, owner; New construction of a 3,148 SF single-family residential building on a vacant lot.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-06700-HDLC>
- J. 6025 Bienvenue St: Rick Fifield Architect, applicant; Pippin Halley Frisbie-Calder, owner; New construction of a 1,300 SF, one-story, single family residential building on a vacant lot.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-06713-HDLC>
- K. 1202 Camp St: Megan Bell, applicant; Todd O Mcdonald, owner; Demolition of Non-Contributing additions and a new addition to a Contributing rated, two-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-04159-HDLC>

VI. NEW BUSINESS WORK APPLICATIONS

- A. 2203 S Carrollton Ave: Garret Willis, applicant; Justin O Roubion, owner; Appeal of ARC deferral and recommendations of the renovation of a Contributing rated, raised-basement, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-29333-HDLC>

- B. 405 Red Allen Way: Zach Smith Consulting, applicant; Lee's Professional Properties LLC, owner; Appeal of ARC deferral and recommendations for the 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>
- C. 820 Teche St: Zach Smith Consulting, applicant; Lee's Professional Properties LLC, owner; Appeal of ARC deferral and recommendations for the new construction of a 6,465 SF three-story hotel building on a vacant lot.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-32824-HDLC>
- D. 925 Vallette St: Posigen Developer, applicant; Wilbert H Meyers, owner; Request to install visually prominent roof-mounted solar equipment at a Contributing rated, one-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-07969-HDLC>

VII. NEW BUSINESS DEMOLITION APPLICATIONS

- A. 1428-1430 Clouet St: Kirsten Brun, applicant; The New Light Baptistchurch of New Orleans, owner; Demolition of a Contributing rated, one-story two-family residential building to grade.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-03439-HDLC>
- B. 933 Milan St: Michael Fabre, applicant; Crescent City Developers LLC, owner; Demolition of more than 50% of the roof structure at a Contributing rated, one-story, single-family residential building.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-06909-HDLC>
- C. 1335 Magazine St: Felicity Property Co, applicant; Melp and Mag LLC, owner; Demolition of a Non-Contributing rated, one-story, commercial building to grade.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-07060-HDLC>
- D. 2812 Coliseum St: Jordan Pollard, applicant; Ellen A Q Fentress, owner; Demolition of more than 50% of the roof and exterior wall structure at a Contributing rated, one-story, single-family residential building for new camelback addition.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-05985-HDLC>

VIII. NEW BUSINESS RETENTION APPLICATIONS

- A. 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>
- B. 600-604 Pelican Ave, 244 Olivier St: Melinda Tran, applicant/owner; Retention of removal of existing casement windows at dormers and installation of double hung and slot windows at a Contributing rated, two-story, multi-family residential building in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=22-10309-HDLC>

- C. 1028 Montegut St: Gregory S Schatz, applicant/owner; Retention of highly visible internet equipment at the roof ridge of a Contributing rated, one-story, single-family residential building in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-04523-HDLC>
- D. 501 Opelousas Ave: Oikodome LLC, applicant/owner; Retention of inappropriately installed roof shingles at a Contributing rated, two-story, commercial building in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-07153-HDLC>
- E. 3133 Ponce De Leon St: Studio Rise LLC, applicant; Moose and Nova LLC, owner; Retention of highly visible inappropriate mechanical equipment done in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-08385-HDLC>
- F. 940 Frenchmen St: Cassesi Commercial Construction, applicant; Jam Frenchmen LLC, owner; Retention of roof demolition at the Contributing rated portion of a Contributing and Non-Contributing rated one-story commercial building without a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-05631-HDLC>
- G. 1421 Thalia St: Arnett Bailey, applicant; Charlotte F Arnett, owner; Retention of the demolition of more than 50% of the wall structure at a Contributing rated, one-story, single-family residential building without a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-26118-HDLC>
- H. 1139-1141 Ursulines Ave: Alexander Adamick, applicant; Villa Igor LLC, owner; Retention of the demolition of 100% of the roof at a Significant rated, one-story, single-family residential building in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=23-27510-HDLC>
- I. 2001 Saint Ann St: Zach Smith Consulting, applicant; Vertical Capital LLC, owner; Retention of the demolition of more than 50% of the wall and roof structure at a Contributing rated, one-story, single-family residential building in deviation of a Certificate of Appropriateness.
<http://onestopapp.nola.gov/Redirect.aspx?SearchString=24-07555-HDLC>

IX. Ratification of Architectural Review Committee and Staff Actions since the Wednesday, March 6th, 2024, meeting.

X. HDLC REPORTS AND COMMUNICATIONS