

New Orleans Historic District Landmarks Commission
Meeting Minutes

Date: May 15, 2014

Location: City Council Chamber, City Hall, 1300 Perdido Street, New Orleans, LA

Called to order: 1:03 p.m.

Adjourned: 3:43 p.m.

Commissioners present: Marlene Jaffe, Jason Stopa, Ed de Montluzin, Stephen Peychaud, Heather Szapary, Calvin Alexander, Greg Hackenberg, Kathryn Fayard, Dwight Norton, Matthew Lindsay, Jesse LeBlanc, Jenna Burke, John Deveney

Commissioners arriving after beginning of the meeting:

Commissioners absent: Jeanne Nathan, Dwight Norton

I. Minutes

A. April 17, 2014 Meeting

Motion: Approve the minutes.

By: Jason Stopa

Seconded: Marlene Jaffe

Result: Passed

In favor: Unanimous

Opposed:

Comments:

II. Consent Agenda

- A. 2239 Laurel St: Kim Hosch, applicant; Glenn S Boss, owner; Camel back addition to existing corner store and alteration of door and window openings.
- B. 1476 Magazine St: Charles Rutledge, applicant; Magazine Race, LLC, owner; Construction of a new multi-story, mixed use building.
- C. 1807 N Rampart St: Cochran Chris, applicant; Oxbow Court LLC, owner; Construction of two-story, single-family residence.
- D. 1809 N Rampart St: Cochran Chris, applicant; Oxbow Court LLC, owner; Construction of two-story, single-family residence.
- E. 2301 Chippewa St: Kim Finney, applicant; Benjamin S Purdy, owner; Construction of a one-story, single family residence on an existing vacant lot.
- F. 2620 Royal St: TWA Phleek, applicant; Thomas I Cheek, owner; Construction of camelback addition and side elevation. **Withdrawn**
- G. 3423 Laurel St: Jason A Riggs, applicant; Greene Street Properties LLC, owner; Camelback addition and modification of existing windows at side elevation.
- H. 6321 Alhambra St: Bynum Plumbing & Heating Corp, applicant; Altimeg LLC, owner; Addition of

500 s.f. to existing 525 s.f. single family residential building.

Motion: Suspend the rules.

By: Jason Stopa

Seconded: Greg Hackenberg

Result: Passed

In Favor: Unanimous

Motion: Remove Item II. B., 1476 Magazine Street from the consent agenda.

By: Jason Stopa

Seconded: Greg Hackenberg

Result: Passed

In Favor: Unanimous

Motion: Reinstate the rules.

By: Jason Stopa

Seconded: Greg Hackenberg

Result: Passed

In Favor: Unanimous

Motion: Approve the Consent Agenda.

By: Jason Stopa

Seconded: Greg Hackenberg

Result: Passed

In favor: Unanimous

Opposed:

Comments:

III. OLD BUSINESS LANDMARK APPLICATION

A. 4948 Chef Menterur Hwy

Application: Nomination of building

Motion: No motion made.

By:

Seconded:

Seconded

Comments:

IV. OLD BUSINESS WORK APPLICATIONS

A. 1244 Magazine Street

Application: Installation of Bermuda Shutters.

Motion: This item was withdrawn

B. 3476 Esplanade Avenue

Application: Installation of solar panels on a visible roof slope.

Motion: Deny application.

By: Ed de Montluzin

Seconded: Marlene Jaffe

Result: Passed

In favor: Unanimous
Opposed:
Comments:
Speaker:

The Commission then took up Item Item II. B. 1476 Magazine Street that had been removed from the Consent agenda

II.

B. 1476 Magazine Street

Application: Proposal to construct new, mixed use building.
Motion: Approve
By: Greg Hackenberg
Seconded: Stephen Peychaud
Result: Passed
In favor: Unanimous
Opposed:
Comments:
Speaker:

V. NEW BUSINESS WORK APPLICATIONS

A. 1705 Burgundy Street

Application: Installation of HVAC equipment in visible location.
Motion: Approve
By: John Deveney
Seconded: Stephen Peychaud
Result: Passed
In favor: Unanimous
Opposed:
Comments:

B. 1325 Josephine Street

Application: Replace existing windows; install roof ventilation.
Motion: Deny application
By: Greg Hackenberg
Seconded: John Deveney
Result: Passed
In favor: Unanimous
Opposed:
Comments:

C. 1523 Ursulines Avenue

Application: Alteration of window trim
Motion: This item was withdrawn.

D. 5744 Dauphine Street

Application: Appeal of staff recommendation regarding extension of side porch.
Motion: Defer application to June meeting.
By: Calvin Alexander
Seconded: Matthew Lindsay
Result: Passed

In favor: Unanimous
Opposed:
Comments:

VI. OLD BUSINESS DEMOLITION APPLICATION

A. 2118 St. Ann Street

Application: Demolition of building.

Motion: Allow demolition, provided building components are selectively salvaged and landscaping and fencing is installed.

By: Stephen Peychaud.

Seconded: Jason Stopa

Result: Passed

In favor: Unanimous

Opposed:

Comments: Commissioner Peychaud requested that the Carver Theater submit master plan in the event of future expansion.

The Commission took up Item VIII, A. out of order.

VIII.

A. 601 Frenchmen Street

Application: Retention of gallery constructed in deviation of the guidelines.

Motion: Allow retention provided first floor soffit provided it is retrofitted as per mock-up and the details to be worked out with the staff.

By: Stephen Peychaud

Seconded: Jason Stopa

Result: Passed

In favor: Ed de Montluzin, Matthew Lindsay, Heather Szapary, Marlene Jaffe, Jason Stopa, Calvin

Alexander, Jenna Burke

Opposed: Katye Fayard, Greg Hackenberg

Comments: John Deveney left during the hearing of this application, but requested that the Commission defer taking action on this item for thirty days.

VII. NEW BUSINESS DEMOLITION APPLICATIONS

A. 835-37 Belleville Street

Application: Demolition of building.

Motion: Approve demolition.

By: Heather Szapary

Seconded: Marlene Jaffe

Result: Passed

In favor: Unanimous

Opposed:

Comments:

Speaker:

B. 4820 Royal Street

Application: Demolition of building.

Motion: Approve demolition of building.

By: Calvin Alexander

Seconded: Greg Hackenberg

Result: Passed
In favor: Unanimous
Opposed:
Comments:

- C. 408 St. Maurice Avenue
Application: Demolition of building.
Motion: Defer matter to June meeting.
By: Calvin Alexander
Seconded: Matthew Lindsay
Result: Passed
In favor: Unanimous
Opposed:
Comments:

IX. NEW BUSINESS RETENTION APPLICATIONS

- A. 3139 Marais Street
Application: Retention of removal of historic wood windows and installation of surface mounted vinyl windows without a CofA.
Motion: Deny application of existing vinyl windows at the side elevation and allow the installation of vinyl windows provided they are recessed and are similar to the original opening size, and install wood screens over the vinyl windows. (5 on each side)
By: Jason Stopa
Seconded: Jenna Burke
Result: Passed
In favor: Unanimous
Opposed:
Comments:

- B. 912 Kentucky Street
Application: Proposal to retain brown roof installed by previous owner; proposal to remove historic wood, 6/6, double hung windows and installation of vinyl windows.
Motion: Allow retention of brown roof but require ridge tiles are re-installed and urge that roof be replaced properly in the future.
By: Jason Stopa
Seconded: Psychaud
Result: Passed
In favor: Unanimous
Opposed:
Comments: Owner withdrew his request to replace wood windows with vinyl windows.

- C. 2326 Chippewa Street
Application: Retention of partially installed hollow tube fencing, metal batten storm shutters at side elevations, and installation of glazing in existing 6-panel wood door.
Motion: Deny application.
By: Greg Hackenberg
Seconded: Heather Szapary
Result: Passed
In favor: Unanimous
Opposed:
Comments:

- D. 239-41 Vallette Street
 Application: Retention of removal of historic wood windows and installation of surface mounted vinyl windows without a Certificate of Appropriateness.
 Motion: Deny retention of windows and allow installation of recessed vinyl windows at side elevation provided wood screens are installed and allow six months to do the work.
 By: Heather Szapary
 Seconded: Stephen Peychaud
 Result: Passed
 In favor: Unanimous
 Opposed:
 Comments:
- E. 3028-30 Laurel Street
 Application: Retention of solar panels installed on a street facing roof slope without a Certificate of Appropriateness.
 Motion: Defer application to June meeting.
 By: Stephen Peychaud
 Seconded: Greg Hackenberg
 Result:
 In favor:
 Opposed:
 Comments:
- F. 2304 Carondelet Street
 Application: Retention of inappropriate window trim installed in deviation of Certificate of Appropriateness.
 Motion: This item was withdrawn.
 By:
 Seconded:
 Result:
 In favor:
 Opposed:
 Comments:
- G. 512-14 Opelousas Street
 Application: Retention of installation of brown roof shingles without a Certificate of Appropriateness.
 Motion: Approve retention of brown shingle roof.
 By: Heather Szapary
 Seconded: Matthew Lindsay
 Result: Passed
 In favor: Unanimous
 Opposed:

XII. HDLC REPORTS AND COMMUNICATIONS