

**TECS Ventures LLC**  
1904 Palmer Ave.  
New Orleans, La, 70118

July 14, 2025

VIA EMAIL: [clerkofcouncil@nola.gov](mailto:clerkofcouncil@nola.gov)

Clerk of Council  
New Orleans City Council  
1300 Perdido St., Room 1E09  
New Orleans, La. 70112

*RE: TECS Ventures LLC's Appeal from the New Orleans Historic District Landmarks Commission's July 9, 2025, Denial of Application to the H.D.L.C. for Demolition of a Three-Story, Two-Family Residential Building located at 15-17 Cromwell Place, New Orleans, Louisiana (One Stop Reference Code No.: ZTTDMH and JSXHYR)*

Dear Clerk of Council:

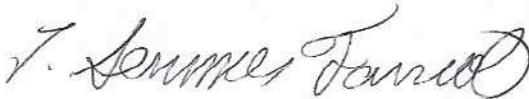
Pursuant to Section 84-134 of the Code of Ordinances for the City of New Orleans, please regard this letter as TECS Ventures LLC's written notice of appeal from the New Orleans Historic District Landmarks Commission's July 9, 2025, denial of its application to the Historic District Landmarks Commission for demolition of a three-story, two-family residential structure situated on the property known as 15-17 Cromwell Place, New Orleans, Louisiana.

We have attached the denial letter issued by the Historic District Landmarks Commission and respectfully request that this matter be marked "Received" by the Council at the Council's August 7, 2025, meeting and placed on the Council's docket for future action.

Thank you for your time and assistance in this matter. We look forward to hearing from your office as to when this appeal will be scheduled to be heard before the City Council. In the interim, should you have any questions, please do not hesitate to contact either of us directly at (504) 491-4511 and/or (504) 491-7412.

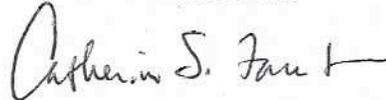
Very truly yours,

TECS Ventures LLC



By: T. Semmes Favrot  
Manager

TECS Ventures LLC



By: Catherine S. Favrot  
Manager

Enclosure

cc: Hon. Joseph I. Giarrusso III, Councilmember, District A (via email, w/enclosure)  
Ms. Claire F. Bynum, Land Use Director, District A Council Office (via email, w/enclosure)  
Mr. Bryan Block, Executive Director, Historic District Landmarks Commission (email/encl.)  
Mr. Jesse Stephenson, Historic District Landmarks Commission (via email, w/enclosure)

NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION  
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

LaToya Cantrell  
MAYOR

# CITY OF NEW ORLEANS

Bryan D. Block  
EXECUTIVE  
DIRECTOR

Thursday, July 10, 2025

Timothy Semmes Favrot  
1904 Palmer Ave.  
New Orleans, LA 70118-6218

**Re: 15-17 Cromwell Pl**  
**Reference Code: JSXHYR**

Dear Timothy Semmes Favrot:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, July 9, 2025, concerning your application for the following work: Demolition of a Contributing rated, three-story, multi-family residential building to grade.

At that time the Commission voted to:

Deny the application for demolition to grade based on the condition of the structure today and because much of the original character-defining exterior architectural details remain and the building continues to contribute its type, style, massing and roof form to the surrounding local historic district but allow for demolition and reconstruction at the rear of the building.

Should you wish to appeal the Commission's decision to the City Council you must provide a written request for appeal addressed to the Clerk of Council, City Hall, Room 1E09, New Orleans, LA 70112 within ten (10) calendar days of the Commission meeting. A copy of this letter should be included with the request.

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112

PHONE: 504.658.7051

[WWW.NOLA.GOV](http://WWW.NOLA.GOV)



Should you have any questions concerning this matter, feel free to contact me at (504) 658-7050 or [Jesse.Stephenson@nola.gov](mailto:Jesse.Stephenson@nola.gov).

Sincerely,  
**JJS**

Jesse Stephenson  
Senior Plan Reviewer

Approved \_\_\_BB\_ Bryan Block, Director