

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

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Tuesday, December 02, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

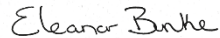
Re: 3513, 3517 & 3531 Chartres Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of three applications to construct 10'-0" high fencing at the above referenced properties.

Should you have any questions or require any additional information, please feel free to contact me at your earliest convenience.

Sincerely,



Eleanor Burke
Deputy Director





3313, 3317 and 3321 Chartres Street are non-contributing rated structures located in the Bywater, full control, local historic district. Constructed in 2023, the three buildings are currently licensed and operating as whole house short term rentals. Several complaints have been filed by the neighbors due to the noise generated by the short-term rental tenants and the properties are scheduled to be sent to Administrative Adjudication for continued violations via case 24-06730-RENT.

In order to work with the neighbors to alleviate their ongoing quality of life issues, the property owners are requesting to install 10'-0" high, capped, wood vertical board fencing at the side and rear property lines in order to shield the view of the short-term rental tenants from the adjacent residences and help mitigate the ongoing sound issues. The HDLC *Design Guidelines* and the Comprehensive Zoning Ordinance cap fence heights at a maximum 7'-0" high in the local historic districts. The applicant is also currently seeking a waiver from the Board of Zoning Adjustments for the additional fence height.

The HDLC agrees that it is unfortunate that a nuisance business is creating continuing quality-of-life issues for their neighbors. The HDLC reviewed the proposal at their meeting of November 5, 2025. While the Commission greatly sympathized with the neighbor's plight, the Commission expressed concern about the precedent that would be set by approving 10'-0" high fencing in a local historic district. A fence of this scale would disrupt the visual consistency of the streetscape, appear out of proportion with surrounding properties, and could set an undesirable precedent for similarly oversized fences in the area. Approving out-of-scale fencing in response to poorly operated nuisance businesses

rewards bad operators and may only encourage continued inappropriate behavior of short-term rental tenants. The Commission voted unanimously to deny the application.

Additional information may be found in the Staff report at : <https://sites.google.com/view/no-cmm-110525/new-work-applications/3513-chartres-st>

Violation Form

Incident No. 24-06730-RENT Closed

Location 3513 Chartres St Originated City Employee

Type Short Term Rental Lead Officer Christina Buie

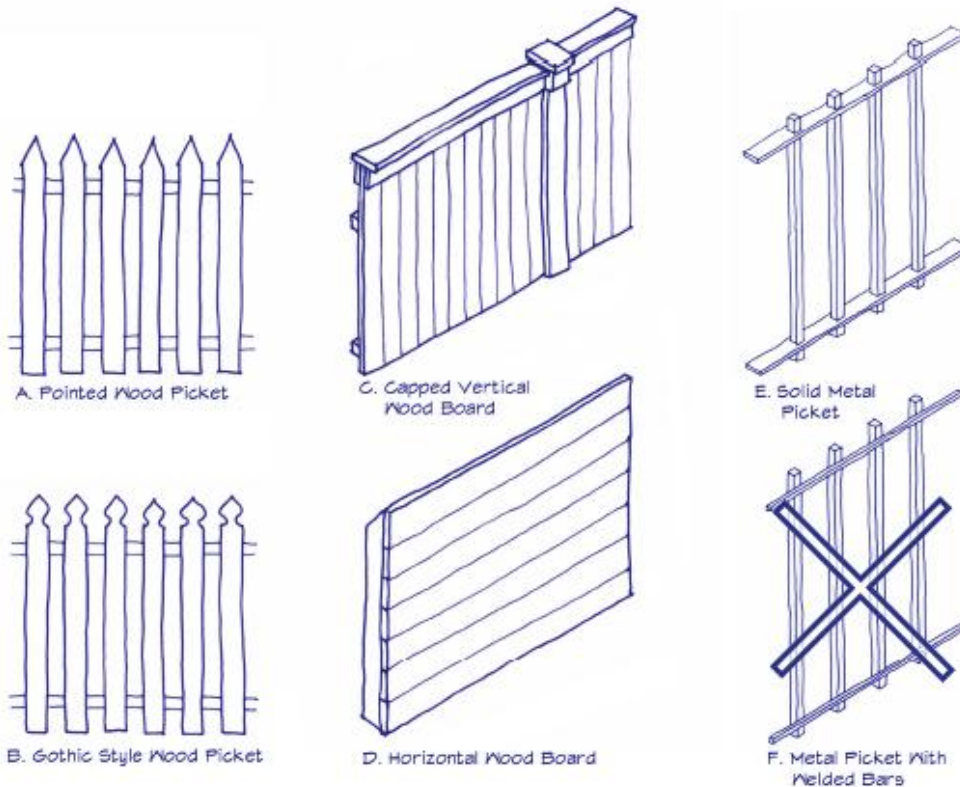
Relations **Journal (43)** Documents (26)

General Contacts (1) Events (4) Violations (19) Fees Reviews (1) Details (29)

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	https://www.nola.com/sponsored/stay_heirloom/from-	clbuie	09/21/2025
	https://www.instagram.com/p/CoVdN9eLMRA/	clbuie	09/21/2025
	https://stayheirloom.com/	clbuie	09/21/2025
	STR complaint received via GRANICUS. According to the complainant, there was loud noise coming from guests in the pool at the property at 2:45am. This violates the quality of life and the noise abatement ...	clbuie	04/09/2025
	As of today 2/18/2025, no quality of life reports have been received from NOPD QOL officer. Still waiting on callback or email.	clbuie	02/18/2025
	STR complaint received via GRANICUS portal on 2/1/2025. According to the complaint, 3513 Chartres said loud noise coming from property at 3:00am.	clbuie	02/18/2025
	Need to request police reports for July 2024-present for case.	clbuie	12/17/2024
	Property has recieved it's CSTR license(10.15.2024) therefore removing the RWL and advertising violations. Case updated.	clbuie	12/10/2024
	Surveillance conducted on today 9/20/2024, No STR activity observed at the time of the inspection.	clbuie	09/20/2024
	Weekly Good Neighbor report received 9.10.2024 and uploaded to LAMA.	clbuie	09/10/2024
	Weekly good neighbor report 9.3.2024 recieved from owner and uploaded to LAMA.	clbuie	09/04/2024
	Portal complaint received 8.1.2024 for loud noise from frat boys coming from the property. According to the complaint, the guests were chanting "chug" loudly.	clbuie	08/08/2024
	Weekly good neighbor report (8.5.2024) from the owner received and uploaded to LAMA. According to the report, the owner responded to the loud noises coming from the properties.	clbuie	08/08/2024
	Email containing weekly good neighbor report received from Ms. Emily Mininberg indicating steps taken regarding the violations. Email uploaded to LAMA.	clbuie	07/29/2024
	Spoke with Ms. Emily Mininberg via the STR lobby, regarding how does the properties' responsible party respond to complaints that are received. According to Ms. Emily, the compliance team calls/texts ...	clbuie	07/29/2024
	Photos (7.11.2024 and 7.19.2024) received from complainants showing guests entering the properties.	clbuie	07/29/2024
	https://www.airbnb.com/rooms/108491459281419167	clbuie	





There are a variety of fence styles and types in New Orleans' neighborhoods. Wood picket fences, with either a pointed or gothic style top, (Examples A and B) are often found in front yards and are generally about 3'-0" to 4'-0" in height. Vertical or horizontal wood board fences (Examples C and D) are typically about 6 feet tall and are generally located in rear and side yards. Metal picket fences vary in height, but cannot exceed 5'-0" including chain wall if located at a front yard. If installing a metal picket fence, the pickets should be solid and punched through the horizontal bar as shown in Example E. Pickets welded onto a bar (Example F) are not permitted. (Traditionally fences follow the rise and fall of the adjacent site grading and do not always have a leveled top.) Fence height is measured per the standards of the Comprehensive Zoning Ordinance.



This brick wall has a decorative pattern that suggests panels and piers. The rear yard gate is located within the arched opening.

WALLS AND PIERS

Landscape walls and piers are typically constructed of masonry with either a brick or stucco finish. They can be installed either alone or in combination with metal fencing. Low walls, also referred to as chain walls, are generally 12" to 18" in height, and topped with a metal fence.

The HDLC discourages the construction of walls that visually block primary façades from the public right of way, particularly at Significant or Contributing properties. In addition, although the HDLC does permit the construction of walls and piers with concrete blocks, they must have either full-size brick or a stucco finish.

Similar to masonry on buildings, brick and stucco walls and piers require regular maintenance. Refer the *Guidelines for Masonry and Stucco* for additional information.