



April 15, 2026

Clerk of Council

1300 Perdido St. Room 1E09

New Orleans, LA 70112

Dear Clerk of Council:

We are requesting to appear before the New Orleans City Council to appeal the HDLC Commission's decision for the application for 3100 Calhoun to deny the request for demolition to grade based on the building's fair to good condition and minimal alterations; and because it exhibits special qualities that reflect a distinctive and increasingly rare mid 20th-century drive-in commercial typology, retains a recognizable level of architectural integrity, including its expressive form and integrated signage, and possesses strong cultural significance as a longstanding and widely recognized local commercial establishment and informal local icon; and because its distinctive architectural character and integrated design features would be difficult, if not impossible, to reproduce under current conditions; and because it continues to contribute its expressive architectural form, roof form, style, typology, footprint, massing, and iconic Classic Signage to the broader visual and cultural character of the Carrollton and Uptown local historic districts..

Thank you,



**Ron Loesel**  
**Governmental Affairs**  
**Lead Consultant**  
**Zach Smith Consulting**  
**O: (504)-377-9188**  
**E: [Ron@zachsmithconsulting.com](mailto:Ron@zachsmithconsulting.com)**  
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1000 S Norman C Francis Pkwy

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

Helena Moreno  
MAYOR

## CITY OF NEW ORLEANS

Bryan D. Block  
EXECUTIVE  
DIRECTOR

Thursday, April 9, 2026

Zach Smith Consulting & Design  
1000 S. Norman C. Francis Pkwy.  
New Orleans, LA 70125

**Re: 3100 Calhoun St**  
**Reference Code: DBE4ZV**

Dear Zach Smith Consulting & Design:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting of Wednesday, April 8, 2026, concerning your application for the following work: Demolition of a Non-Contributing rated, one-story, commercial building to grade.

At that time the Commission voted to:

Deny the request for demolition to grade based on the building's fair to good condition and minimal alterations; and because it exhibits special qualities that reflect a distinctive and increasingly rare mid-20th-century drive-in commercial typology, retains a recognizable level of architectural integrity, including its expressive form and integrated signage, and possesses strong cultural significance as a longstanding and widely recognized local commercial establishment and informal local icon; and because its distinctive architectural character and integrated design features would be difficult, if not impossible, to reproduce under current conditions; and because it continues to contribute its expressive architectural form, roof form, style, typology, footprint, massing, and iconic Classic Signage to the broader visual and cultural character of the Carrollton and Uptown local historic districts.

Should you wish to appeal the Commission's decision to the City Council, you must provide a written request for appeal to the Clerk of Council, City Hall, Room 1E09, New Orleans, LA 70112 within ten (10) calendar days of the Commission meeting. Additional information on how to submit an appeal is included with this letter. A copy of this HDLC results letter must be included with your appeal request.



Should you have any questions concerning this matter, feel free to contact me at (504) 658-7047 or [Dennis.Murphy@nola.gov](mailto:Dennis.Murphy@nola.gov).

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'DM' inside a circle, followed by a period.

Dennis Murphy  
Principal Plan Reviewer

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

RCR Claiborne Venture III LLC  
135 Allen Toussaint Blvd  
New Orleans, LA 70124

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