

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

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Wednesday, December 17, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 7801 Zimpel St

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's approval of an application for demolition of more than 50% of the roof structure at a Contributing-rated, one-story, two-family residential building for construction of a new camelback addition. This is an appeal from a concerned neighbor, not the property owner.

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

Sincerely,



Yvette Jett
Principal Architectural Historian

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112
PHONE 504.658.7040 | FAX 504.658.7211

WWW.NOLA.GOV





HDLC Design Guidelines:

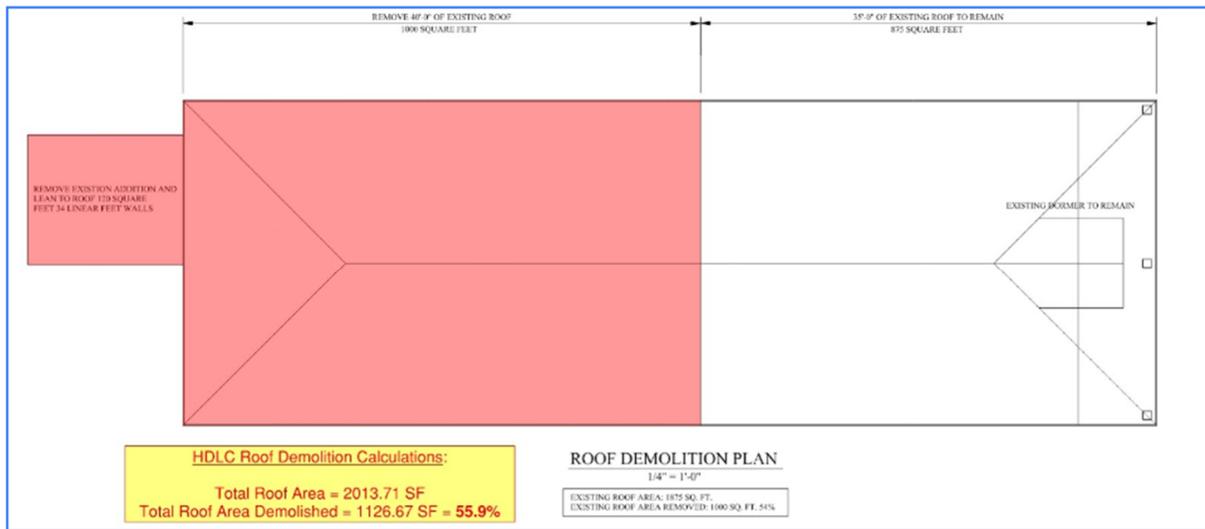
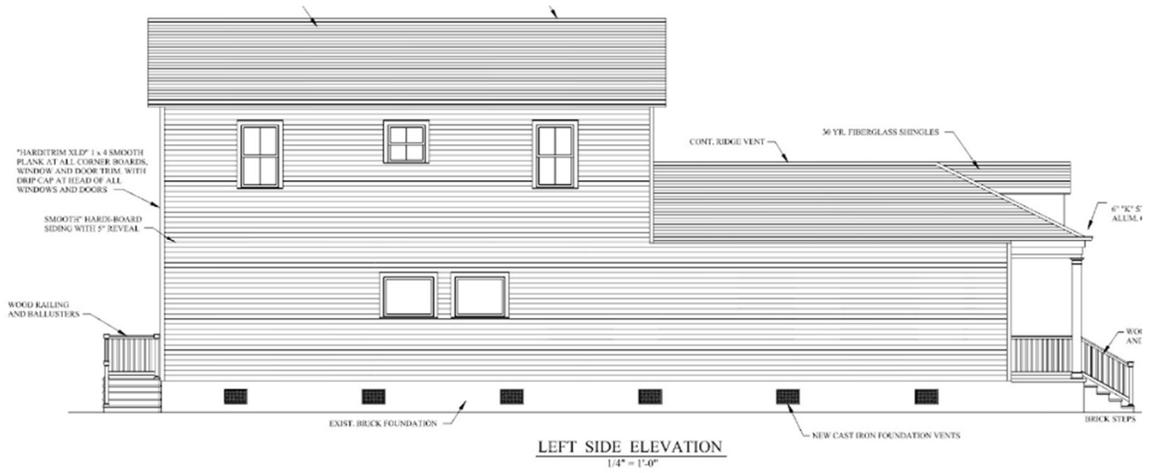
Section 12, Pages 12 and 23-24 of the Guidelines for New Construction, Additions and Demolition, state that the demolition of all or portions of historic resources within a local Historic District or Landmark site are considered drastic actions, since they alter the character of the area. Once historic resources or buildings that contribute to the heritage of the community are destroyed, it is generally impossible to reproduce their design, texture, materials, details, and their special character and interest in the neighborhood. The Guidelines also note that traditionally designed camelback additions at wood framed shotgun buildings are not subject to the review requirements for rooftop additions, however, they must be compatible with the existing building. The second story of camelbacks were traditionally set back at least two historic rooms from the front building wall.

Staff Recommendations:

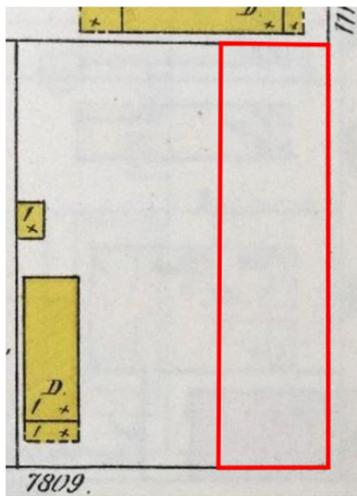
FEMA survey research indicates the residential building was originally constructed sometime between 1900 and 1910, and it first appears on the 1909 Sanborn map. The double shotgun structure appears to have retained much of its original type, form, massing and some of its original exterior Classical Revival/Edwardian architectural features and details.

The applicant requested approval to remove 55.9% of the roof structure to accommodate the construction of a new camelback addition. Because the proposed camelback would be located at least two historic rooms back from the front building wall, as per the HDLC Design Guidelines, Staff had no objection to the request for partial roof demolition.

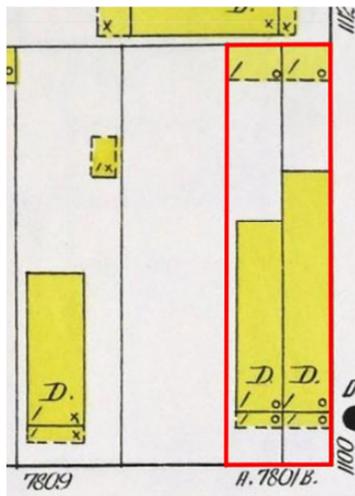
At its hearing on December 3, 2025, the Commission voted to approve the application. A concerned neighbor has filed this appeal, not the property owner.



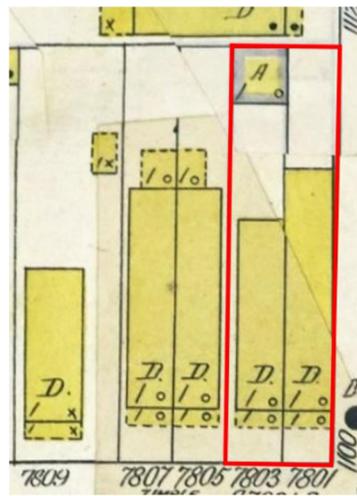
Sanborn Maps:



1896



1909



1951

Additional information, photos and public comment may be found in the staff report:
<https://sites.google.com/view/no-cmm-120325/new-demolition-applications/7801-zimpel-st>

Video of the hearing may be found here:
https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5252