



December 5, 2025

Lora W. Johnson, LMMC, MMC

Clerk of Council

1300 Perdido St. Room 1E09

New Orleans, LA 70112

Dear Ms. Johnson:

We are requesting to appear before the New Orleans City Council to appeal the HDLC Commission's decision to deny the requested appeal of ARC denial of new construction of an 81,258 SF five-story hotel on vacant lot fronting Elysian Fields Avenue, Royal, and Chartres Street.

Please let us know if you have any questions.



**Zachary Smith**  
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**Fw: 621 Elysian Fields Appeal**

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**From** Clerk of Council <clerkofcouncil@nola.gov>

**Date** Mon 12/8/2025 10:26 AM

**To** Denise Mills <dmills@nola.gov>; Naomi R. Mark <nrmark@nola.gov>; Cecil C. Hartzog <cchartzog@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Angela G. Sarker <agsarker@nola.gov>; Eleanor S. Burke <esburke@nola.gov>

2 attachments (296 KB)

CMM Results Letter\_\_621 Elysian Fields.pdf; 621 Elysian Fields\_HDLC Appeal .pdf;

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**From:** Laura Barth <laura@zachsmithconsulting.com>

**Sent:** Friday, December 5, 2025 1:42:15 PM

**To:** Clerk of Council <clerkofcouncil@nola.gov>

**Cc:** Dennis P. Murphy <Dennis.Murphy@nola.gov>; Eleanor S. Burke <esburke@nola.gov>

**Subject:** 621 Elysian Fields Appeal

Good afternoon,

Please see the attached appeal of the HDLC decisions from the December 3, 2025 meeting. I have attached the HDLC decision letter as well. Please let me know if you have any questions. Thank you!

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**Laura Barth**  
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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

Monday, December 8, 2025 **\*\*REVISED\*\***

Katie Minor, Marcelle Walter  
1758 Pressburg St.  
New Orleans, LA 70122

**Re: 621 Elysian Fields Ave**  
**Reference Code: LHFKMV**

Dear Katie Minor, Marcelle Walter:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, December 3, 2025, concerning your application for the following work: Appeal of ARC denial of new construction of an 81,258 SF five-story hotel building on a vacant lot fronting Elysian Fields Avenue, Royal and Chartres Street.

At that time the Commission voted to:

Defer the requested appeal of the previous ARC recommendation for denial to a future meeting and noted the following factors:

- The proposal does not meet the HDLC Design Guidelines for new construction, which require greater compatibility and contextual sensitivity as a building's scale and footprint increases. The massing overwhelms the nearly block-wide site and does not reflect the area's prevailing proportions, setbacks, or horizontal and vertical datums.
- The overall building scale and massing remain substantially incompatible with the surrounding 1- and 2-story historic context. The height, bulk, and footprint significantly exceed the mid-scale that defines this wider avenue corridor and the tout ensemble of the Faubourg Marigny Historic District.
- The façade composition lacks sufficient articulation and depth. The elevations do not break down the building's scale, and architectural features such as segmented arches and recessed loggias appear applied rather than integrated, resulting in a façade treatment that remains visually flat and insufficiently responsive to the surrounding context.
- The design fails to establish a meaningful relationship to the pedestrian scale and street rhythm. It does not reflect the pattern, texture, cadence, or streetscape proportions typical of Elysian Fields Avenue or of Royal and Chartres Streets.
- The project would have a negative impact on the historic context and key viewsheds. The oversized and weakly articulated design recalls past incompatible developments, such as the

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Christopher Inn, and would further erode the architectural quality and continuity of the Faubourg Marigny.

- The proposal does not demonstrate the level of design excellence expected for this prominent location. While the HDLC Design Guidelines do not require historical replication, they do require architectural quality, coherence, and contextual awareness.
- The Commission is also concerned with the applicant's limited responsiveness and lack of iterative refinement to previous ARC recommendations and their unwillingness to continue working with HDLC staff to bring the proposal closer to compliance with the Design Guidelines and the expectations of the surrounding community.

This item can be placed on the agenda of a future New Orleans HDLC Commission meeting upon your request. A copy of the 2026 Commission meeting dates and deadlines is attached for your reference. Commission meetings begin at 1:00 p.m. and are held in person in the City Council Chamber at City Hall, 1300 Perdido Street. A copy of the agenda will be emailed to the contact address on file prior to the meeting. It is strongly recommended that you attend this meeting to answer any questions or concerns the Commission might have. Please contact HDLC Staff directly when you are ready to be scheduled for a future meeting agenda.

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. Additional information on how to submit an appeal is included with this letter. A copy of this 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 the letters 'DM' inside a circle, followed by a period.

Dennis Murphy  
Principal Plan Reviewer

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

621 Elysian Fields LLC  
3115 Old Forge Dr  
Baton Rouge, LA 70808

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