

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

LaToya Cantrell  
MAYOR

CITY OF NEW ORLEANS

Bryan Block  
EXECUTIVE DIRECTOR

Monday, October 27, 2025

Honorable City Council  
1300 Perdido Street  
New Orleans, LA 70112

Re: 821 – 823 Fourth Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's motion to deny the appeal of ARC recommendations regarding the construction of a camelback addition at a Contributing-rated, one-story, two-family residential building.

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

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**Staff Recommendations:**

821 Fourth St is a ca. 1870 Creole cottage that first appears on the 1883 Sanborn map. The applicant has submitted several proposals for a rear second-story addition at the property. The ARC has recommended conceptual approval of two of those proposals. However, the most recent proposed rear addition was deferred by the ARC at the August 19th meeting. The ARC stated that the two bedrooms at the front of the camelback should be removed so that the overall massing is smaller, citing that the most recent proposal overwhelmed the historic structure.

The applicant is requesting an appeal of this ARC recommendation to allow the proposed second-story addition to be further forward on the building. The Staff agrees with the ARC and recommends denial of the appeal. Staff also recommends that the applicant pursue one of the previously approved two-story additions.

**Previous ARC & Commission Recommendations & Actions:**

08/19/25: The ARC voted to defer this application for additional review. The ARC stated that the two bedrooms at the front of the camelback should be removed so that the overall massing is smaller.

06/04/25: Commission voted to grant conceptual approval with the details to be worked out at the staff level.

05/20/25: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the roof well construction should be further reviewed for the final drawings.

04/22/25: The ARC voted to defer this application for additional review. The ARC stated that the rear massing should be incorporated into the camelback massing and the HVAC should be in a roof well at the rear, rather than a flat roof. The ARC also stated that the windows at the second floor should be more rectilinear and the header heights should come up.

03/25/25: The ARC voted to defer this application for additional review. The ARC stated that the previous iteration of the addition was more successful. To further delineate the old from the new, the ARC recommended the use of wider horizontal siding at the addition, the use of 1/1 windows without grids, and bringing the fascia across and a vertical trim piece down.

09/04/24: Commission voted to grant conceptual approval with the details to be worked out at the staff level.

08/20/24: The ARC recommended conceptual approval with the details to be worked out at the staff level. The ARC stated that the overhangs at the new addition should be removed.



Current Proposal



ARC approved 8/20/24



ARC approved 5/20/25

