



Outlook

Fw: Notice of Appeal

From Clerk of Council <clerkofcouncil@nola.gov>

Date Mon 7/21/2025 10:15 AM

To Cecil C. Hartzog <cchartzog@nola.gov>; Denise Mills <dmills@nola.gov>; Naomi R. Mark <nrmrk@nola.gov>; Denise M. Russ <dmruss@nola.gov>; Eleanor S. Burke <esburke@nola.gov>

 1 attachment (164 KB)

CMM Results Letter.pdf;

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From: Curtis Lawrence <curtis.lawrence@skywardtransportation.com>

Sent: Friday, July 18, 2025 5:47:16 PM

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

Subject: Notice of Appeal

Clerk of City Council,

i would like this email to serve as written notice that i would like to appeal the HDLC decision to deny request for retention of Visually prominent HVAC equipment, inappropriate light fixtures, and decorative gate on my property located 2330-32 Royal St & 630-32 Mandeville st reference code:6FXFRL. I have also mailed a letter to the Clerk of Council, City Hall, Room 1E09, New Orleans, La 70112.. Please let me know what the next steps of appeal shall be

Thanks

--

Curtis Lawrence - CEO

Skyward Transportation LLC

(504) 701 3082

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

Wednesday, July 9, 2025

Curtis Lawrence
345 Longwood Drive
Destrehan, LA 70047

Re: 2330-32 Royal St & 630-32 Mandeville St
Reference Code: 6FXFRL

Dear Curtis Lawrence:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting Wednesday, July 9, 2025, concerning your application for the following work: Retention of installation of visually prominent HVAC equipment, inappropriate light fixtures, and decorative gate as part of a renovation and new addition at two (2) Non-Contributing rated, one-story commercial buildings in deviation of a Certificate of Appropriateness.

At that time the Commission voted to:

Deny the request for retention of the visually prominent roof-mounted HVAC equipment, inappropriate light fixtures, and decorative metal gate because these deviations from the previously approved drawings and CofA were not submitted to HDLC Staff for review and approval in advance as required, because these elements are visually prominent from Royal and Mandeville Streets, and because they do not meet the HDLC Design Guideline requirements.

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.

Sincerely,

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112
PHONE 504.658.7051
WWW.NOLA.GOV





Dennis Murphy
Principal Plan Reviewer

Approved __BB__ Bryan Block, Director

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

LaToya Cantrell
MAYOR

CITY OF NEW ORLEANS

Bryan Block
EXECUTIVE DIRECTOR

Friday, July 25, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

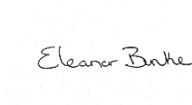
Re: 2330-32 Royal Street/630-32 Mandeville Street

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of the request for retention of the visually prominent roof-mounted HVAC equipment, inappropriate light fixtures, and decorative metal gate installed in deviation of the Certificate of Appropriateness.

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

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

WWW.NOLA.GOV





Royal Street elevation



Mandeville Street elevation

2230-32 Royal Street/630-32 Mandeville Street is a non-contributing rated structure located in the Faubourg Marigny local historic district. The CofA for the renovation and construction of new, second floor additions was issued in August of 2022. Currently, the majority of construction work appears to have been substantially completed, however, there are several minor deviations from the approved documents that are not Staff approvable. The applicant is now requesting retention of these items.

Visually Prominent HVAC Equipment:

The approved drawings show the new roof-mounted HVAC units located away from the building edges at a position where they would not be visible from any surrounding street. However, the units were instead installed closer to the front and right-side of the building than approved. At the current location, the tops of both units are visible from the intersection of Mandeville and Royal Street, and from several points along Royal Street. Because these units were approved at a location where they would have no visibility, because there is ample space available on the roof for relocation, and because shifting the unit locations is likely not cost prohibitive, Staff recommended denial of the request for retention and recommends the HVAC units be relocated to a position where they are not visible from the surrounding public right of way.



Current Visibility from Royal & Mandeville Streets



Current Visibility from Royal Street

Inappropriate Decorative Light Fixtures:

The approved elevation drawings indicate the locations where decorative light fixtures were approved for installation, with two (2) fixtures at the Mandeville Street side and four (4) fixtures at the Royal Street side. Additionally, the approved drawings and CofA clearly indicate that all new exterior light fixtures must be submitted to HDLC for review and approval prior to purchase and installation. Unfortunately, the installed fixtures were not submitted for review, and are not considered appropriate in terms of their overall quantity, locations, and design.

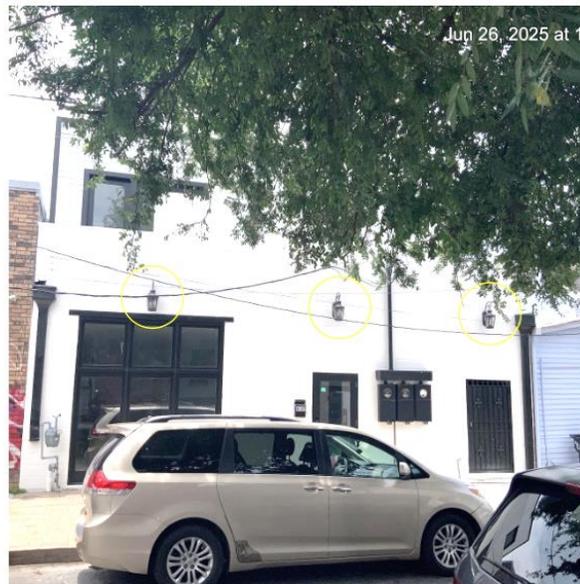
The HDLC Design Guidelines note that the type and placement of lighting plays an important role in maintaining the authentic historic character of a building. When modifying or installing lighting, there must be a balance between providing sufficient lighting to provide a secure feeling and fitting within a neighborhood and streetscape context. Decorative Lighting generally draws attention to the fixture or design rather than providing significant illumination. In most instances, the number of decorative lights should be limited, and located near the primary entrance, and they should be scaled appropriately for the proposed location.

Based on these factors, Staff recommended denial of the request for retention and recommended the light fixtures be removed and replaced with new fixtures that are more appropriate for the building and historic context, and that are located where previously approved.

Inappropriate Decorative Light Fixtures:



Current Royal Street Elevation

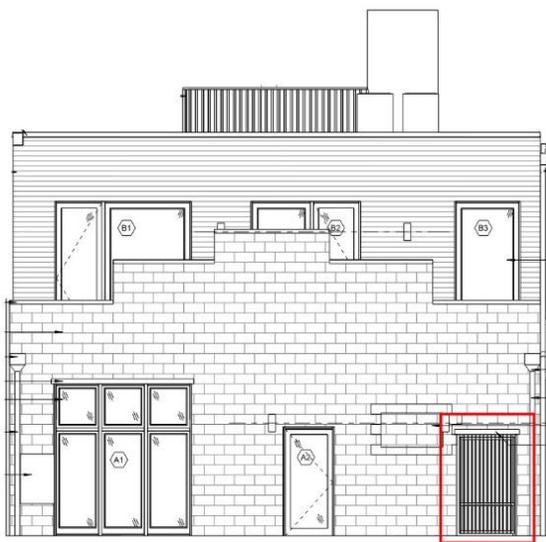


Current Mandeville Street Elevation

Inappropriate Decorative Gate:

The HDLC Design Guidelines require new metal fences and gates to be plain and simple in their overall design and detailing, with no additional decorative infill panels or filigree. The approved drawings show this gate as being plain and simple to meet these requirements, however, four additional decorative fleur-de-lis panels were installed at the exterior side that are considered inappropriate. Because these decorative panels do not meet the HDLC Design Guidelines, because they were installed without HDLC approval, and because they can be easily removed, Staff recommended denial of the request for retention.

Inappropriate Decorative Gate:



Gate Location at Mandeville Street Elevation



Current Gate w/ Added Decorative Exterior Panels

At their meeting of July 9, 2025 the Commission reviewed the Staff recommendations and the Owner’s statement. The Commission agreed that the relatively small items in question could easily be remedied and were not installed as approved. The Commission then voted unanimously to deny the application for retention.

It is very common that, when such items are installed in deviation of the City Council-approved Design Guidelines and without approval are allowed to be retained, other property owners, in turn, install similar things on their buildings without approval. The HDLC is rigorous in its enforcement of the Design Guidelines consistently so that everyone is held to the same standard. Preserving the historic integrity of the various districts is within the mission of the HDLC. As such, we respectfully request that you work with us in upholding these standards and deny this appeal.

Source : Address 2330 Royal St (2 items)		
 	Inappropriate light fixtures at both properties and inappropriate gate and visually prominent HVAC at Mandeville Street side in deviation of CofA - denied by CMM for retention at 7/9/25 meeting.	depmurphy 07/11/2025
	..flashing details fire rating at perimeter walls. Neighbor sent email saying ok to proceed. red flag dropped 2-8-24	jpdufour 12/20/2023
Source : Address 2332 Royal St (1 item)		
 	Inappropriate light fixtures at both properties and inappropriate gate and visually prominent HVAC at Mandeville Street side in deviation of CofA - denied by CMM for retention at 7/9/25 meeting.	depmurphy 07/11/2025
Source : Permit (17 items)		
	Rough in inspection fails. Engineering design required for penetrating an engineered beam and wall missing strapping.	Jay Dufour 04/17/2024
 	Property was sold and new ownership does not have permission to use Studio West architectural plans per letter dated 12/20/2023. Also, ownership, contractor information, and submittal of new architectural ...	dgoldstein 02/15/2024
	Hi, The neighbors conveyed that it is okay to proceed but I do not have a drawing of what is happening up on the top of the wall. Please follow up with that information ASAP but for now the stop ...	Jay Dufour 02/08/2024
	No one from the neighboring property tells me they have agreed with anything attaching to their property so it is still under a stop work order. As I have stated before there is no way of doing this ...	Jay Dufour 01/29/2024
	FYI I will post the stop work order at 2330 again and if it is removed again I will bring the police. Any provisions for temporary power will be removed.	Jay Dufour 01/05/2024
	FYI, this permit is still under a STOP WORK ORDER. It will be referred to the police if the work is continuing. The without the issues are not resolved and approved for fire ratings and flashing details ...	Jay Dufour 01/04/2024
	Please see attached mechanical review comments, also in Onestop.	Jay Dufour 12/27/2023
	Adding the contractor so they are aware.	Jay Dufour 11/27/2023
	Detail is needed on 4/A511 where the adjacent property exterior walls meet. Attachment or crossing of the property line requires consent from the adjacent property owner. This is a stop work order ...	Jay Dufour 11/27/2023

From: Carmen Lee Nance Gambrell <carmensgallery@gmail.com>
Sent: Tuesday, July 8, 2025 3:15 PM
To: Michala Daniels <Michala.Daniels@nola.gov>
Subject: 2330-2332 Royal Street hearing July 9 @ 1 p.m.

Good afternoon,

I am aware of the hearing for Curtis Lawrence, owner of the property adjacent to mine, only because of another neighbor, Michelle Picou. I was not mailed a notice to my permanent address, so I am making my thoughts and concerns known via email. I trust that they will be in the public record for the hearing.

I strongly object to allowing the fixtures (HVAC, lights, gate, and building addition-- all installed without permits) to remain in place, at least without a substantial penalty. Mr. Curtis Lawrence has been difficult to deal with all along. He did damage to my home at 2328 Royal Street...and caused me financial and emotional harm. I paid around \$10,000 to correct the problem when he ripped the copper flashing off the side of my home and had to hire a contractor to replace it to its original condition. Mr. Lawrence's foreman agreed to cover the cost of the flashing materials (\$3,000), but when Guaranty Sheet Metal sent the bill, it went unpaid. I finally paid it myself because they did the work that they were contracted to do and they needed to be compensated. I was assured that I would be repaid by Mr. Lawrence, but that never happened. I also spent thousands of dollars on a lawyer, whose letters to Mr. Lawrence remained unanswered.

My point is this. He cannot be trusted to do what he says he will do. He counts on forgiveness rather than getting permission. When I built my house, I had very stringent rules from the Historic Commission, which I followed to the letter. It disturbs me that the same rules do not apply to this situation, especially when he left both my house and that of the Picous in disrepair. The Picou's home was flooded when Mr Lawrence's company ripped gutters off and have not to date corrected the situation.

All of my statements can be documented. I do not support Curtis Lawrence's requests. Thank you. I am available to provide further information if needed.

Respectfully,
Carmen Lee Nance Gambrell
2328 Royal Street, NOLA
Mailing address: PO Box 1551
Solomons, MD 20688
Carmen

[carmen's gallery & carmengambrillart.com](#)

This year celebrating our 41st year on Solomons Island (chosen by Coastal Living Magazine as "one of the top 15 happiest seaside towns in the U.S.!")

www.carmensgallery.com
410.326.2549/FAX 410.326.3264

Additional information, public comment, drawings and photos may be found in the staff report:

<https://sites.google.com/view/no-cmm-070925/new-business-retention-applications/2330-2332-royal-st-630-632-mandeville-st>

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=34&clip_id=5155