

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, November 03, 2025

Honorable City Council
1300 Perdido Street
New Orleans, LA 70112

Re: 911- 15 Jackson Avenue

Ladies and Gentlemen:

Attached, please find a report regarding an appeal of the New Orleans Historic District Landmarks Commission's denial of an appeal of the ARC recommendation regarding a proposed addition.

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

Sincerely,

Eleanor Burke

Eleanor Burke
Deputy Director





915 Jackson Avenue is a Contributing rated building located in the Lower Garden District, full control, local historic district.

The ARC and Commission routinely review and approve camelback additions to historic shotgun and side hall cottages. The HDLC stipulates that these additions shall be set back at least two original rooms back. This regulation exists in order to maintain a reasonable portion of the historic structure, protect the architectural significance and character of the historic streetscape and promote additions that do not overwhelm the historic resource. This applicant is seeking to place the camelback addition only one original room back. This proposal does not meet the HDLC Design Guidelines for additions and will result in the demolition of approximately 78% of the roof. In addition - the ARC made the following recommendations at their August meeting:

Previous ARC Recommendations:

08/20/25: The ARC voted to defer your application for additional review. The ARC agreed that:

- The camelback addition should be two rooms back from the front exterior wall of the building.
- The new windows on the addition should match the size and style of the windows on the side elevation closest to the front wall.
- The new windows on the upper floor addition should have some relationship to the existing windows below.
- The exterior wall at the laundry should align with the wall preceding it.
- All elevations should match what is drawn in plan.

The HDLC works very hard to meet owners where they are and approve additions to historic structures that allow adaptation to meet modern programmatic demands. Requiring that a minor portion of the historic structure remain intact is not too much for the Commission to request. The HDLC respectfully requests that the City Council upholds the ARC recommendations and Commission decision.



↑
Only portion of the building being proposed to remain unaltered



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REVISIONS
 NO. DATE DESCRIPTION
 1 01/15/2011

DRAWING INFO
 DATE: 01/15/2011
 DRAWING NO.: A-5
 SHEET NO. OF: 11

A-5



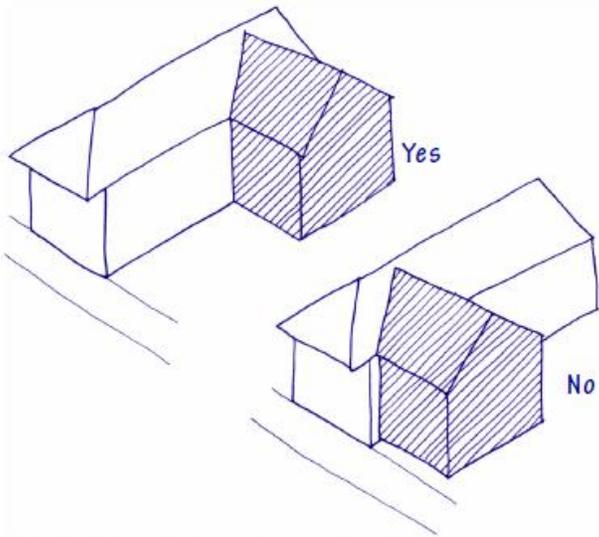
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Additions should be set as far back from the street as possible to minimize their impact on apparent spacing.

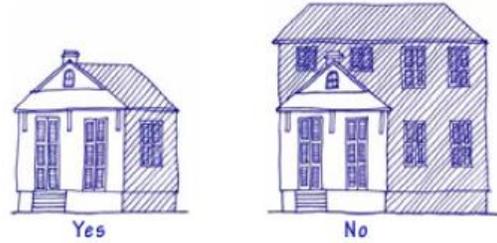
PRINCIPLES FOR ADDITIONS

Scale: Height and Width

Additions to existing buildings should generally be smaller than the original building with similar floor-to-floor and first floor heights.

It is Generally Appropriate to...

- Construct an addition that is smaller or similar in scale to the existing building or those on adjacent sites
- Construct an addition larger than adjacent buildings by breaking the building mass, dividing its height or width to conform with adjacent buildings
- Construct taller masses of the buildings away from the street and adjacent buildings, such as camelbacks



ADDITIONS GUIDE

THE HDLC REQUIRES:

- Preservation of the cohesive ambiance of historic buildings and neighborhoods with compatible, sympathetic construction
- Compatible siting, proportion, scale, form, materials, fenestration, roof configuration, details and finishes at all additions
- Construction of additions at secondary elevations wherever possible, subordinate to the historic building, and compatible with the design of the property and surrounding neighborhood
- Construction of additions so that historic building fabric is not radically changed, obscured, damaged or destroyed
- The second story of a proposed camelback addition shall be set back a minimum of two historic rooms from the front wall

THE HDLC RECOMMENDS:

- Review of related *Design Guidelines* to better understand the historic context and appropriate design and materials
- Consultation with the HDLC Staff early in the planning stages of a project
- Identification, retention and preservation of the character defining features of the existing building
- Minimal alteration to the original design, materials and features
- New design elements and scale that are compatible with the historic building and setting
- Use of materials and techniques that are compatible to the historic building and setting
- Maintaining the appropriate historic contextual setting

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

<https://drive.google.com/file/d/1hTTqWxpNBvzYLGlbTZLSMXphXkKfU0Yd/view>

Video of the hearing may be found here:

https://cityofno.granicus.com/MediaPlayer.php?view_id=7&clip_id=5216