



March 17, 2026

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 property owner's application for 934 Port for retention of inappropriate delaminated stucco from the front elevation of a Contributing rated two-story, singly-family residential building without a Certificate of Appropriateness.

Thank you,

A handwritten signature in blue ink that reads 'Ron Loesel'.



**Ron Loesel**  
**Governmental Affairs**  
**Lead Consultant**  
**Zach Smith Consulting**  
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NEW ORLEANS HISTORIC DISTRICT LANDMARKS COMMISSION  
CENTRAL BUSINESS DISTRICT HISTORIC DISTRICT LANDMARKS COMMISSION

Helena Moreno  
MAYOR

# CITY OF NEW ORLEANS

Bryan D. Block  
EXECUTIVE  
DIRECTOR

Thursday, March 12, 2026

Zachary Ryan Smith  
1000 S Norman C Francis Parkway  
New Orleans, LA 70119

**Re: 934 Port St, 2632 N Rampart St**  
**Reference Code: ZTZJ1D**

Dear Zachary Ryan Smith:

This letter confirms the actions of the New Orleans Historic District Landmarks Commission at its meeting of Wednesday, March 11, 2026, concerning your application for the following work: Retention of inappropriate delaminated stucco from the front elevation of a Contributing rated two-story, single-family residential building without a Certificate of Appropriateness.

At that time the Commission voted to:

The Commission voted to deny the request for retention based on the proposal's inconsistency with the HDLC Design Guidelines, which prohibit retaining delaminated or missing stucco that exposes brick and require appropriate stucco coatings to protect the masonry and conceal deteriorated conditions and prior inappropriate masonry repairs. Furthermore, the Commission recommended that the applicant maintain the existing spatterdash stucco where it remains in fair to good condition, primarily at the attached rear dependency; apply a new smooth-finish **approved lime-based stucco** coating only to areas of missing stucco at the N. Rampart and Port Street sides; and repair deteriorated masonry and mortar and apply a new smooth-finish stucco coating to the full wall areas at the Franklin and Burgundy Street sides. This approach would provide a more uniform and appropriate exterior coating while preserving some visual distinction between the new smooth-finish stucco and adjacent areas of older textured stucco.

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 HDLC results letter must be included with your appeal request.

1300 PERDIDO STREET, ROOM 7W03 | NEW ORLEANS, LOUISIANA | 70112

PHONE 504.658.7051

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To continue the HDLC review and for the Certificate of Appropriateness to be issued, please email HDLC Staff directly with a current signed contractor estimate or scope of work document that includes all required scope items noted above. The CofA must be issued before beginning any repair or corrective action at the building.

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, Executive Director