

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.

Sincerely,

A handwritten signature in black ink, appearing to be 'DM', enclosed within a circular scribble.

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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**NOTICE OF RIGHT TO APPEAL:**

Any action of the Historic District Landmarks Commission may be appealed to the City Council. If you would like to appeal an HDLC action, you must submit a written request for the appeal to the Clerk of Council within **ten (10) calendar days** of this meeting.

The Clerk of Council address is:

**Clerk of Council  
City Hall  
1300 Perdido Street, Room 1E09  
New Orleans, LA 70112**

or

**[clerkofcouncil@nola.gov](mailto:clerkofcouncil@nola.gov)**

Thank you,

HDLC Staff

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## 2026 New Orleans and CBD HDLC Commission Meeting Schedule

Application Filing Deadline	Public Comment Deadline (By 4:00 p.m.)	Commission Meeting (CBD HDLC - 10:00 a.m. New Orleans HDLC - 1:00 p.m.)
December 19, 2025	January 6, 2026	January 7, 2026
January 21, 2026	February 3, 2026	February 4, 2026
February 25, 2026	March 10, 2026	March 11, 2026
March 25, 2026	April 7, 2026	April 8, 2026
April 22, 2026	May 5, 2026	May 6, 2026
May 20, 2026	June 2, 2026	June 3, 2026
June 24, 2026	July 7, 2026	July 8, 2026
July 22, 2026	August 4, 2026	August 5, 2026
August 19, 2026	September 1, 2026	September 2, 2026
September 23, 2026	October 6, 2026	October 7, 2026
October 21, 2026	November 3, 2026	November 4, 2026
November 18, 2026	December 1, 2026	December 2, 2026

Location: City Council Chamber, City Hall, 1300 Perdido Street, New Orleans, LA 70112

All HDLC applications shall be made online as a building permit application via [onestopapp.nola.gov](https://onestopapp.nola.gov)

All applications must be completed no later than 5:00 p.m. on the application deadline.

All public comment must be submitted no later than 4:00 p.m. by the submission deadline.

Additional information on submitting public comment may be found on our website at [www.nola.gov/hdlc](https://www.nola.gov/hdlc)

Meeting locations are subject to change. Up to date meeting location information may be found on the homepage of our website at [www.nola.gov/hdlc](https://www.nola.gov/hdlc).

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**FW: 621 Elysian Fields Ave – New Orleans HDLC – 12/03/2025 – Commission Meeting – REVISED Results Letter**

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From Clerk of Council <clerkofcouncil@nola.gov>  
Date Thu 12/11/2025 10:31 AM  
To Denise Mills <dmills@nola.gov>

3 attachments (503 KB)  
CMM Results Letter\_Revised.pdf; Commission Appeal Information.pdf; 2026 CMM Meeting Schedule.pdf;

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**From:** Eleanor S. Burke <esburke@nola.gov>  
**Sent:** Monday, December 8, 2025 10:55 AM  
**To:** Clerk of Council <clerkofcouncil@nola.gov>; Denise Mills <dmills@nola.gov>  
**Subject:** FW: 621 Elysian Fields Ave – New Orleans HDLC – 12/03/2025 – Commission Meeting – REVISED Results Letter  
**Importance:** High

Hi,

We had to revise our result letter for 621 Elysian Fields. Please see attached.

The language for the City Council agenda should read – “appeal of HDLC deferral of an Appeal of the ARC recommendations regarding new construction at 621 Elysian Fields Avenue”

Thanks,

Eleanor

Eleanor Burke  
Deputy Director  
New Orleans & CBD Historic District Landmarks Commission  
Office of Business and External Services  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, LA 70112  
[esburke@nola.gov](mailto:esburke@nola.gov)  
504-658-7041

[www.nola.gov/hdlc](http://www.nola.gov/hdlc)

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**From:** Dennis P. Murphy <Dennis.Murphy@nola.gov>  
**Sent:** Monday, December 8, 2025 10:50 AM  
**To:** Zachary Smith <zach@zachsmitconsulting.com>; myles@zachsmitconsulting.com; fresia@zachsmitconsulting.com; jonnie@zachsmitconsulting.com; ron@zachsmitconsulting.com; Thibaut Will <wthibaut@cparch.com>; Chris G. Young <CGYOUNG@msn.com>; Katie Minor <minor.katie3@gmail.com>; Marcelle Walter <mwalter@cparch.com>; Gary Gilbert <GGILBERT@cparch.com>  
**Cc:** Bryan D. Block <bdblock@nola.gov>; Eleanor S. Burke <esburke@nola.gov>  
**Subject:** 621 Elysian Fields Ave – New Orleans HDLC – 12/03/2025 – Commission Meeting – REVISED Results Letter  
**Importance:** High

Good morning,

Please find the attached **REVISED** results letter outlining the recommendations of the New Orleans HDLC Commission at the Wednesday, December 3rd, 2025, meeting. A hard copy is also being resent to you via Certified mail. Please review the results letter as it contains important information and next steps in the HDLC review process. You can also access this revised results letter in your online permit case at <https://onestopapp.nola.gov/> under reference **23-10423-HDLC**.

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.
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treatment that remains visually flat and insufficiently responsive to the surrounding context.

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Please let me know if you have any questions moving forward.

Thanks,

**Dennis Murphy**  
Principal Building Plans Examiner  
New Orleans & CBD Historic District Landmarks Commission  
Office of Business & External Services  
1300 Perdido Street, 7<sup>th</sup> Floor  
New Orleans, LA 70112  
(504) 658-7047  
[dennis.murphy@nola.gov](mailto:dennis.murphy@nola.gov)